



## Angerton Avenue Shiremoor

A spacious and sought after family semi-detached home, close to local schools, Metro and amenities. Excellent transport links to the A1058 City Centre, A19 North and South, Cobalt Business Park and Silverlink. Available with no onward chain and an extensive frontage providing a superb sized driveway for multiple vehicles. The garden to the rear is large, excellent for families! Entrance hallway, lounge with gas fire, separate dining room overlooking the garden, family kitchen. First floor landing area, three bedrooms, all with fitted storage, family bathroom with electric shower. Freehold. EPC: D, Council Tax Band: B. Gas, Electric, Water, Heating, Drainage: Mains Connected. Broadband: To Be Confirmed.

For sale by Auction 30<sup>th</sup> January - Option 1

Guide Price Offers Over: **£130,000**

ROOK  
MATTHEWS  
SAYER

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# Angerton Avenue Shiremoor

Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** Radiator, staircase to the first floor, under-stair recess, door to:

**LOUNGE:** (front): 14'4 x 11'7, (4.37m x 3.53m), Into alcoves, gas fire, double glazed window, radiator, through to:

**DINING ROOM:** (rear): 10'9 x 8'4, (3.28m x 2.54m), Double glazed window overlooking the garden area, radiator, through to:

**KITCHEN:** (rear): 10'8 x 9'3, (3.25m x 2.82m), Family kitchen incorporating a range of base, wall and drawer units, worktops, single drainer sink unit with mixer taps, plumbed for automatic washing machine, radiator, tiled floor, electric cooker point, double glazed window, double glazed door to the side and rear garden area

**FIRST FLOOR LANDING AREA:** Double glazed window, airing cupboard housing hot water tank, double glazed window, door to:

**BEDROOM ONE:** (front): 12'0 x 9'8, (3.66m x 2.95m), excluding depth of fitted wardrobes, radiator, double glazed window

**BEDROOM TWO:** (rear), 10'6 x 9'9, (3.20m x 2.97m), excluding depth of fitted wardrobes, radiator, double glazed window

**BEDROOM THREE:** (front): 8'8 x 7'6, (2.64m x 2.29m), fitted cupboard, loft access, radiator, double glazed window

**FAMILY BATHROOM:** Comprising of, bath, electric shower, pedestal washbasin, double glazed window, radiator

**SEPARATE W.C.:** Low level w.c., double glazed window, half tiled walls

**EXTERNALLY:** Extensive front garden with paving, long driveway potentially housing multiple vehicles, large enclosed rear garden with lawn and patio, side gate providing access to the front



**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains/Gas  
Broadband: Unknown  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: C**

**EPC RATING: D**

WB2838.NF.DB.16.12.2024 V.1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	55
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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"DoubleClick Insert Picture"

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**16 Branches across the North-East**

