



## Rathmore Gardens

### North Shields

We absolutely adore this gorgeous family semi-detached home on this wonderful, highly sought after estate. Close to excellent local schools, bus routes, shops and local amenities. Approximately a ten minute walk from Tynemouth and North Shields, giving you superb proximity to the beach, coast, Metro and town centre. The current family have loved their home for many years and beautifully updated the property throughout with great care and thought. There is an impressive hallway leading through to a fabulous, open plan, lounge and dining kitchen, the lounge with attractive fireplace, cast iron arch fire with gas, living flame fire, the kitchen is fitted with a stylish and contemporary range of units and integrated appliances, stunning conservatory with French doors out to the garden area. Spacious landing, three excellent sized bedrooms, the principle, bedroom with fitted wardrobes providing ample hanging and storage space. Luxurious, re-designed and fitted family bathroom with freestanding bath and separate shower cubicle. Stunning, West facing rear garden, enclosed and private, perfect for long summer days and evenings, well stocked, mature borders, lawned area and patio. Excellent 24'0 x 11'0 garage with rear utility area and electric garage door, multi-car front driveway. A beautiful home in a fabulous location!

# £400,000

ROOK  
MATTHEWS  
SAYER

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Double Glazed Entrance Door with Double Glazed Side Windows to:

**ENTRANCE HALLWAY:** An impressive, light and airy hallway with wood effect flooring, radiator, door to:

**DINING KITCHEN:** (rear): 19'6 x 13'1, (5.94m x 3.99m), fabulous, stylish, open plan family dining kitchen which flows beautifully through to the front facing lounge. The kitchen is fitted with a high gloss, contemporary range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob, cooker hood, single drainer sink unit with mixer taps, integrated fridge/freezer, dishwasher, vertical radiator, under-stair cupboard, double glazed window, door to garage and rear utility area, double glazed French doors out to the conservatory



**LOUNGE:** (front): 16'3 x 13'1, (4.95m x 3.99m), with measurements into alcoves, gorgeous feature fireplace, cast iron arch, gas, living flame fire, vertical radiator, wood effect flooring



**CONSERVATORY:** (rear): 16'9 x 10'8, (5'11 x 3.28m), a fabulous sized room pleasantly overlooking and opening out to the rear garden via double glazed French doors, laminate flooring, radiator

**FIRST FLOOR LANDING AREA:** double glazed window, airing cupboard, door to:

**BEDROOM ONE:** (front): 13'9 X 11'4, (4.19m x 3.45m), including depth of sliding mirrored wardrobes, providing ample hanging and storage space, radiator

**BEDROOM TWO:** (rear): 11'6 x 10'7, (3.51m x 3.22m), radiator, double glazed window, laminate flooring, coving to ceiling

**BEDROOM THREE:** (front): 8'6 x 8'0, (2.59m x 2.44m), radiator, double glazed window, laminate flooring



**BATHROOM:** 7'8 x 7'8, (2.33m x 2.33m), a luxurious, re-fitted family bathroom, showcasing, freestanding bath and hot and cold mixer taps with shower spray, separate shower cubicle with chrome shower and additional forest waterfall spray, floating, on-bench, stylish sink with mixer taps, low level w.c., high gloss tiled walls and floor with feature mosaic tiling, spotlights and panelling to ceiling, double glazed window, ladder radiator

**EXTERNALLY:** Beautiful, West facing rear garden, with well stocked, mature borders, lawn, paved patio, outside tap, double glazed patio door into the garage and utility area. To the front there is a multi-car driveway and garden area, electric door into:

**GARAGE/REAR UTILITY AREA:** 24'0 x 11'2, (7.32m x 3.4m), combination boiler, plumbing for automatic washing machine, patio door out to the garden area

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway/Garage

#### **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**

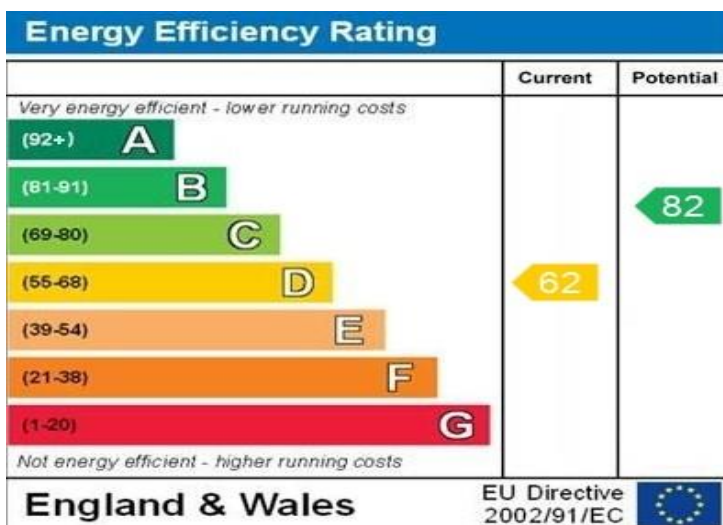
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND:** C

**EPC RATING:** D

WB2778.AI.DB.07.11.2024.V.1





**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.

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