



## Barrington Avenue North Shields

A fantastic opportunity to purchase this lovely, extended, family semi-detached home on one of the largest plots on this sought after estate. Within the catchment area for popular local schools, close to local shops, bus routes and a short drive from the Metro and beach. This corner sited semi has extensive front and side garden and land with parking for multiple vehicles/caravans/motor homes or for potential extension, subject to planning consent. Loved by the current family for many years, Barrington Avenue boasts a real popularity amongst buyers looking in the Marden and Cullercoats area. You are welcomed into a useful entrance porch and through to a spacious hallway, downstairs cloaks/wc., The lounge through dining room has been extended, with feature bay window, attractive fireplace and gas, coal effect fire. There are double glazed patio doors opening out to the garden area, the dining kitchen is extended with some integrated appliances, 16'5 garage and separate utility area within the garage with access to both the front and back of the house. Generous landing with loft access, pull down ladders and a part boarded loft area with lighting and power points, perfect for storage. Three bedrooms, all with fitted wardrobes providing excellent hanging and storage space, family bathroom with shower. Gorgeous rear garden with South/South-Easterly aspect, gated access through to the fabulous side and front garden areas, with standage and parking for multiple vehicles/caravan/mobile home, lawn and patio. Large front driveway, garage. The property also benefits from owned solar panels providing excellent savings.

# £375,000

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Double Glazed Entrance Door to:

**ENTRANCE PORCH:** 3'9 x 5'0, double glazed window, door to hallway, door to:

**DOWNSTAIRS CLOAKS/W.C:** vanity sink unit, low level w.c. with push button cistern, two double glazed windows



**ENTRANCE HALLWAY:** spacious hallway with turned staircase up to the first floor, radiator, door to:

**LOUNGE/DINING ROOM:** (dual aspect): 27'9 x 13'2, (8.46m x 4.01m), with measurements into alcoves and double-glazed feature bay window, attractive fireplace with gas, coal effect fire, cornice to ceiling, two radiators, double glazed patio door out to the garden area



**DINING KITCHEN:** (rear): 14'6 x 9'0, (4.42m x 2.74m), extended family dining kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, integrated double oven, gas hob, cooker hood, double sink unit with mixer taps, integrated dishwasher, tiled splashbacks, laminate flooring, radiator, under-stair recess, double glazed window, door to:

**GARAGE:** 16'5 x 7'9, (5.0m x 2.36m), double doors out to the front, through to:

**UTILITY AREA:** 9'4 x 7'8, (2.84m x 2.33m), fitted units, single drainer sink unit, combination boiler, two double glazed windows, door to garden



**FIRST FLOOR LANDING AREA:** double glazed window, loft access with pull down ladders, we understand that the loft is part boarded for storage purposes and has lighting and power points, double glazed window, door to:

**BEDROOM ONE:** (front): 12'8 x 11'9, (3.86m x 3.58m), radiator, double glazed window, fitted wardrobes and coordinating dressing table providing ample hanging and storage space

**BEDROOM TWO:** (rear): 12'3 x 8'8, (3.73m x 2.64m), fitted wardrobes with over-bed storage and bedside cabinets, radiator, double glazed window

**BEDROOM THREE:** (front): 9'6 x 8'0, (2.90m x 3.58m), double glazed window radiator, fitted wardrobes

**FAMILY BATHROOM:** 7'4 x 6'4, (2.24m x 1.93m), family bathroom comprising of, bath, shower, pedestal washbasin, low level w.c., tiled shower area and splashbacks, modern flooring, radiator, airing cupboard, double glazed window

**EXTERNALLY:** with a delightful South/South-Easterly, enclosed rear garden, patio, lawn and borders, gated access through to the extensive side garden area, patio area, lawn, borders and fabulous standage providing parking for multiple vehicles and/or caravan/mobile home, front driveway and garden, walled

### **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:** C

WB2927.AI.DB.05.02.2025.V.2





**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.

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