



Dukesfield Shiremoor

A beautifully presented and highly sought after ground floor apartment, available with no onward chain. The property is situated on the highly sought after Dukesfield, pleasantly located to the rear of the cul-de-sac. Located close to local schools, Metro, amenities and within excellent proximity to major transport links, including the A1058 City Centre, A19 North and South, Cobalt Business Park and Silverlink. Secure, communal entry system, impressive hallway with cloaks cupboard, superb sized lounge with ample natural light, flowing beautifully into the contemporary and stylish kitchen with integrated appliances. There are two double bedrooms, the principle bedroom with gorgeous en-suite shower room, splendid, modern family bathroom. Communal garden areas and private, allocated parking bay.

£135,000

ROOK
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SAYER

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Dukesfield Shiremoor

Secure Entry System and Door to:

COMMUNAL ENTRANCE HALLWAY: door to:

ENTRANCE HALLWAY: radiator, storage cupboard, door to:

LOUNGE: (front): 15'3 x 10'7, (4.65m x 3.22m), superb sized lounge with ample light from the two double glazed windows, radiator, through to:



KITCHEN: (front): 10'0 x 10'01, (3.05m x 3.05m), stylish and contemporary kitchen incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob, cooker hood, one and a half bowl sink unit with mixer taps, integrated fridge and freezer, combination boiler, modern flooring, radiator, double glazed window

BEDROOM ONE: (rear): 13'8 x 8'8, (4.17m x 2.64m), double glazed window, radiator, door to:



EN-SUITE SHOWER ROOM: gorgeous en-suite shower room, comprising of, shower cubicle, chrome shower with forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, chrome radiator, brick effect tiling, chrome ladder radiator

BEDROOM TWO: (rear): 11'1 x 9'4, (3.38m x 2.84m), radiator, double glazed window



BATHROOM: splendid, modern bathroom, showcasing, bath with mixer taps, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled splashbacks, radiator, modern flooring

EXTERNALLY: allocated parking bay, communal garden areas

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Fibre to premises
- Mobile Signal Coverage Blackspot: No
- Parking: Allocated parking space

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

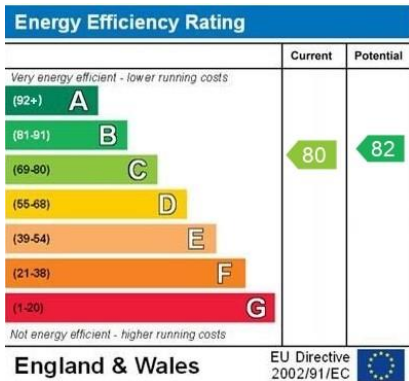
Length of Lease: 125 years from 01.01.2015- 115 Years remaining

Ground Rent: £174 per annum. Payable to Home Ground

Service Charge: £142.39 per month. Payable to Kingston Property Services

COUNCIL TAX BAND: B
EPC RATING: C

WB2953.AI.DB.19.02.2025.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.

16 Branches across the North-East

