



Kirkley Road Shiremoor

A superb sized, family semi-detached home, available with no onward chain. Excellent proximity to local schools, shops, Metro, bus routes and close to major transport links, including the A1058 City Centre, A19 North and South, Cobalt Business Park and the Silverlink! Spacious hallway, lounge through dining room with feature fireplace and electric fire, fitted kitchen, first floor landing area, two large double bedrooms, both with fitted storage, family bathroom. A generous, enclosed rear garden with outhouses, patio area and lawn, gated access through to side path leading to the front garden. The property also benefits from gas radiator central heating system and double glazing.

£130,000

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Spacious hallway with staircase up to the first floor, laminate flooring, under-stair cupboard, double glazed window, radiator, door to kitchen, door to:



LOUNGE/DINING ROOM: (dual aspect): 19'0 x 11'0, (5.79m x 3.35m), into alcoves, a lovely, light lounge through dining room with feature fireplace and modern, electric fire, two double glazed window, laminate flooring, radiator, door to:

KITCHEN: (rear): 10'3 x 8'4, (3.12m x 2.54m), fitted kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, plumbed for automatic washing machine, pantry cupboard, radiator, double glazed window, double glazed door out to the garden, electric cooker point



FIRST FLOOR LANDING AREA: loft access, double glazed window, door to:

BEDROOM ONE: (front): 14'3 x 10'3, (4.34m x 3.12m), large storage cupboard with excellent space, radiator, double glazed window

BEDROOM TWO: (rear): 10'9 x 9'4, (3.28m x 2.84m), including depth of sliding fitted wardrobes, additional storage cupboard, radiator, double glazed window



FAMILY BATHROOM: Comprising of, bath with shower off, pedestal washbasin, low level w.c., double glazed window, radiator, tiled bath and shower area

EXTERNALLY: Delightful, enclosed rear garden with outhouses, patio, lawned area, side gate providing access through to the front garden which is walled and gated

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- Broadband: Fibre to premises
- Mobile Signal Coverage Blackspot: No
- Parking: On street

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: A

EPC RATING: C

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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

