



## Meadow Vale

### Shiremoor

An immaculate detached family home on this highly sought after, modern development. Close to local schools, Metro, shops and with excellent major transport links, including the A1058, A19 North and South, Cobalt Business Park and Silverlink. This gorgeous home is available with no onward chain and has been substantially upgraded throughout. Showcasing an impressive hallway, re-fitted downstairs cloaks/w.c., beautiful front facing lounge with feature bay window, stunning, open family dining kitchen with additional breakfasting area. The kitchen is just fabulous, with a re-fitted, contemporary range of two-colour units, breakfast bar, integrated appliances, the breakfasting area enjoys a bay window overlooking the garden and the dining room provides excellent family space for entertaining or play, with French doors opening out to the garden. Impressive, spacious landing area, four excellent sized bedrooms, the principle, bedroom with fitted wardrobes and luxurious re-fitted en-suite shower room, beautiful family bathroom with high end fittings and forest waterfall shower. There is a delightful, enclosed, South/South-Easterly garden with patio, lawn and shed, front driveway and garage.

# £345,000

ROOK  
MATTHEWS  
SAYER

0191 246 3666  
84 Park View, Whitley Bay, NE26 2TH

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)



# Meadow Vale

## Shiremoor

Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** an impressive hallway with spindle staircase up to the first floor, under-stair cupboard, radiator, door to:

**DOWNSTAIRS CLOAKS/W.C:** gorgeous, re-fitted cloaks with high gloss hand washbasin with mixer taps, low level w.c. with recessed flush, spotlights to ceiling, tiled floor, brick effect tiling, radiator, extractor fan



**LOUNGE:** (front): 16'0 x 10'6, (3.14m x 3.20m), with measurements into feature double glazed bay window, radiator, cornice to ceiling

**DINING KITCHEN AND FAMILY AREA:** 16'4 x 14'4, (4.98m x 4.37m), plus recess and bay, a stunning, be-spoke German Leicht kitchen, incorporating a range of stylish, quality, two colour, base, wall and drawer units, co-ordinating worktops, integrated NEFF electric oven and microwave, NEFF hob, cooker hood, SMEG dishwasher, Siemens fridge and freezer, sink unit with mixer taps, radiator, spotlights to ceiling, under-unit lighting, tiled floor, breakfast bar, double glazed window, two radiators to the kitchen area, the breakfasting area enjoys two double glazed windows overlooking the garden and opens into the family room/dining area with double glazed French doors out to the garden, additional radiator and spotlights to the ceiling, door from the kitchen through to:



**GARAGE:** 16'3 x 9'2, (4.95m x 2.79m), plumbed for automatic washing machine, central heating boiler, up and over garage door, power and lighting

**FIRST FLOOR LANDING AREA:** spacious landing area with cloaks cupboard, housing hot water tank, loft access which we understand is half boarded for storage purposes, radiator, door to:

**FAMILY BATHROOM:** beautifully re-fitted family bathroom, showcasing, bath with wall mounted controls and taps, shower with forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, half tiled walls, tiled floor, chrome ladder radiator, shaver point, shelving, fitted mirror, double glazed window, extractor



**BEDROOM ONE:** (front): 12'6 x 10'4, (3.81m x 3.15m), including depth of stylish fitted wardrobes, providing ample hanging and storage space, radiator, double glazed window, door to:

**EN-SUITE SHOWER ROOM:** 7'2 x 6'2, (2.18m x 1.88m), again, beautifully re-fitted en-suite, comprising of, shower cubicle, chrome shower with ceiling mounted forest waterfall spray, floating vanity sink unit with mixer taps, low level w.c. with recessed flush, double glazed window, chrome ladder radiator, half tiled walls and fully tiled shower area, tiled floor, spotlights to ceiling, extractor fan

**BEDROOM TWO:** (front): 10'3 x 9'5, (3.12m x 2.87m), radiator, double glazed window, maximum measurements apply

BEDROOM THREE: (rear): 10'3 x 9'0, (3.12m x 2.74m), maximum measurements, radiator, double glazed window

BEDROOM FOUR: (rear): 10'5 x 9'4, (3.18m x 2.84m), radiator, double glazed window

EXTERNALLY: an enclosed, South-South-Easterly rear garden, fenced and not directly overlooked, patio area, lawn, borders and shed. Front lawn, driveway and garage

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway/On street

#### MINING

The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

#### 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 January 2004 Remaining years 104

Peppercorn Ground Rent: £120 per annum to increase by £20.00 every 10 years

Service Charge: None

Current building insurance £242.70 per annum date of next review 21.05.2025

**COUNCIL TAX BAND: D**

**EPC RATING: TBC**

WB2926.AI.DB.17.02.2025. V2





**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**

