



## Percy Crescent North Shields

An outstanding and unquestionably beautiful 1930's semi with Mock Tudor peak on this gorgeous Crescent, just a short walk to local shops, schools, Metro and within excellent proximity to major transport links. We absolutely fell in love as soon as we were lucky enough to be invited out to market this gorgeous home, filled with original features and a charming, homely feel throughout. The hallway is impressive light and airy with wood floors and an original, turned staircase up to the first floor. Cosy nights are guaranteed in the front lounge which showcases a multi-fuel stove fire and a wonderful bay window with original leaded light windows. There is a separate family room/dining room overlooking the private garden to the back of the property with the kitchen right next door, which has been re-fitted with a stylish range of units and also provides access out into the garden or into the separate utility room. You will love the original, triple glazed, stained light window to the first- floor landing area, which also provides access to the three tastefully presented bedrooms. The luxurious bathroom has it all, space, light, charm and beauty and the re-fitted, Victorian style suite also includes a shower. There is a generous front garden area with walled and gated access and a stunning garden to the rear with patios, lawn, borders and detached garage, providing superb outdoor space for families and garden lovers alike! We have been advised that the property has been re-roofed and has a new boiler recently, providing reassurance for new buyers. We truly believe this lovely home will be snapped up quickly, don't be disappointed!

**£175,000**

ROOK  
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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** impressive, light and airy hallway with wood flooring and original, turned staircase up to the first floor, radiator, door to:

**LOUNGE:** (front): 13'4 x 13'2, (4.06m x 4.01m), with measurements into alcoves and beautiful, original, stained leaded light bay window, wood flooring, radiator, recessed hearth and cast iron, multi-fuel stove fire, tiled hearth



**FAMILY ROOM/DINING ROOM:** (rear): 13'4 x 10'6, (4.06m x 3.20m), into alcoves, gorgeous family room with double glazed window overlooking the garden area, radiator, wood floors, cornice to ceiling, open visibility through to kitchen

**KITCHEN:** (rear): 11'4 x 10'7, (3.45m x 3.22m), a stunning, re-fitted family kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, single drainer sink unit with mixer taps, plumbing for dishwasher and automatic washing machine, gas point, cooker hood, brick effect tiling, double glazed window, tile effect flooring, double glazed door out to the garden, door to:



**UTILITY ROOM:** 10'2 x 4;2, (3.07m x 1.34m), double glazed window, double glazed door to the front garden area, original coal cupboard providing excellent storage

**FIRST FLOOR LANDING AREA:** beautiful, original, triple glazed, stained leaded light window, loft access with pull down ladders, we understand that the loft is half boarded for storage purposes, wood flooring, door to:



**FAMILY BATHROOM:** 7'9 x 7'0, (2.36m x 2.13m), luxurious, Victorian style, re-fitted family bathroom. Showcasing bath with mixer taps, chrome shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, brick effect tiling, wood floor, double glazed window, storage cupboard housing combination boiler, Velux window providing additional light

**BEDROOM ONE:** (front): 12'4 x 11'8, (3.76m x 3.56m), into alcoves, stunning, triple glazed, stained leaded light window, radiator

**BEDROOM TWO:** (rear): 12'5 x 10'9, (3.78m x 3.28m), double glazed window, radiator, fitted storage cupboard

**BEDROOM THREE:** (front): 8'6 x 6'9, (2.59m x 2.06m), beautiful, triple glazed stained leaded light window, radiator

**EXTERNALLY:** fabulous, enclosed rear garden with patio, extensive lawned area and borders, rear patio with feature gravelling, door into garage with electrics and lighting, door to the rear lane providing access to the garage. There is a gorgeous front garden area, mainly lawned with dwarf wall and gated access

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/ Gas, Wood Burner

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: B**

**EPC RATING: TBC**

WB2865.AI.DB.14/02/2025.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.

**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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