



## 25 Robert Westall Way North Shields NE29 6YF

- Immaculate Detached House
- Generously Proportioned Rooms
  - Dining Room
  - Orangery
- Family Bathroom/En-suite
- Fabulous Location
  - Living Room
- Modern fitted Kitchen
  - 3 Bedrooms
- Garage & Gardens

**£335,000**







ML Estates are delighted to introduce this splendid Detached Home that has been updated to a very high standard, well worthy of internal inspection to appreciate this generously sized property within close proximity of an abundance of convenient amenities including local shops and North Shields fish quay.

Briefly comprising: A welcoming reception hallway, ground floor cloaks/WC, Lounge with square arch to Dining Room with ample space for table and chairs, through to a lovely fitted Kitchen with a good range of wall and floor units with contrasting work surfaces incorporating stainless steel sink, gas hob, electric oven and integrated dishwasher (never been used), superb Orangery to the rear opening to the rear garden.

To the first floor there are 3 well proportioned sized bedrooms with fitted wardrobe, master with En-suite comprising separate shower enclosure with electric shower, modern wash hand basin and low level WC. Family bathroom with modern suite of bath, modern wash hand basin and low level WC.

Externally there is an excellent sized block paved driveway for up to 3 vehicles for off street parking leading to garage. Also benefiting from gas central heating (new boiler fitted 2023) and UPVC double glazing.

## Reception Hallway

## Ground floor Cloaks/WC

### Lounge

15'8 x 11'10

### Dining Room

11'3 x 10'11

### Kitchen

14'2 x 7'8

### Orangery

11'5 x 11'10

## First Floor Landing

### Bedroom 1

14'10 x 12'0

### En-suite

### Bedroom 2

13'4 x 10'7

### Bedroom 3

9'11 x 7'11

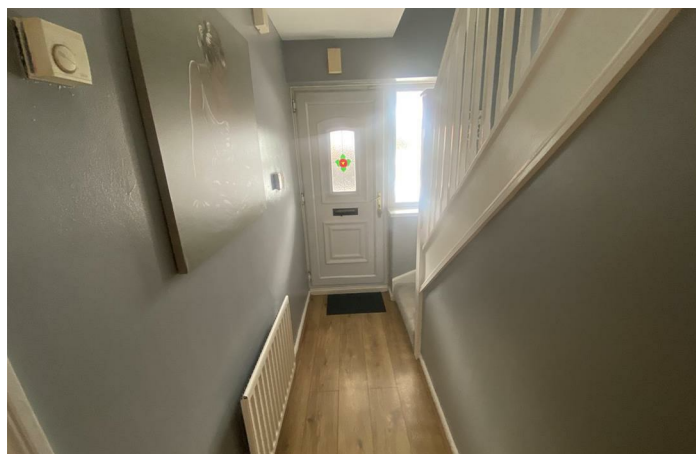
## Bathroom/WC

7'3 x 5'6

## Externally

### Disclaimer

ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract. The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.







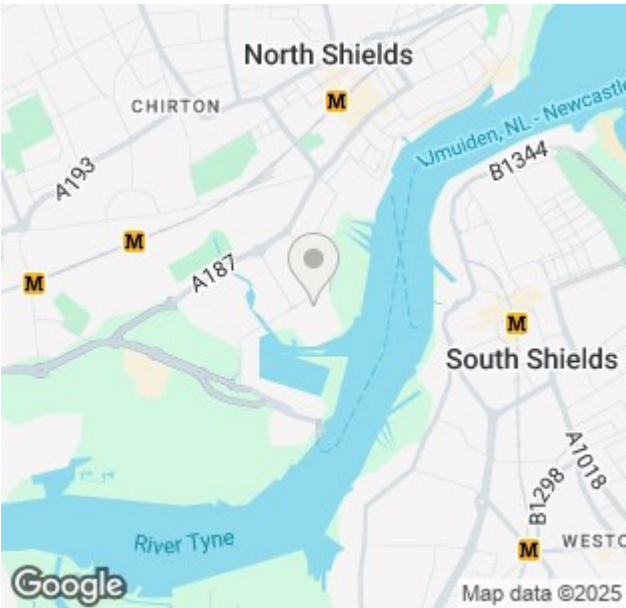




Local Authority North Tyneside  
Council Tax Band C  
EPC Rating C  
Tenure Freehold

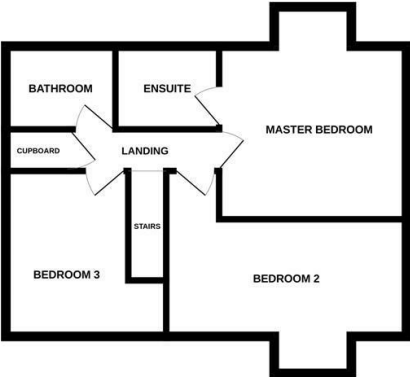
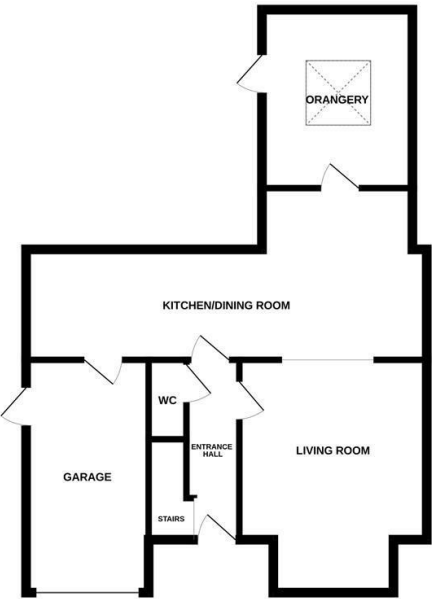
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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