



Richardson Gardens

Earsdon View

A fabulous three-story, semi-detached family home. Favourably positioned off the main drive and boasting a driveway and garage to the side of the house. Earsdon View is a sought, after modern development, close to the Metro, local amenities, schools and within close proximity to the A1058 City Centre, A19 North and South, Cobalt Business Park and the Silverlink. Offering flexible and versatile family living, with a stylish and contemporary presentation throughout. Entrance hallway with feature turned staircase, downstairs cloaks/wc., splendid breakfasting kitchen with integrated appliances, rear lounge with French doors opening out to the rear garden. There are two double bedrooms to the first floor and an additional study area and modern family bathroom. To the second floor there is a stunning master bedroom with separate dressing room and gorgeous en-suite shower room. Generous, enclosed rear garden with paved patio, artificial lawn, raised, decked patio, front driveway and garage.

£275,000

ROOK
MATTHEWS
SAYER

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: turned, feature staircase to the first floor, under-stair storage with cloaks area and pull-out drawers, radiator, wood effect laminate, door to:

DOWNSTAIRS CLOAKS/W.C.: pedestal washbasin, low level w.c. with recessed flush, tiled splashbacks, double glazed window, modern flooring, radiator

BREAKFASTING KITCHEN: 14'0 x 7'4, (4.27m x 2.24m), a stylish and contemporary range of fitted base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob, cooker hood, one and a half bowl sink unit with hot and cold mixer taps, plumbed for automatic washing machine, brick effect tiling, radiator, double glazed window, wood effect laminate flooring

LOUNGE: (rear): 14'9 x 11'6, (4.50m x 3.51m), beautiful lounge overlooking and opening out to the rear garden via double glazed French doors, recessed shelving and lighting, radiator

FIRST FLOOR LANDING AREA: airing cupboard housing hot water tank, door to:

BEDROOM TWO: (front): 12'0 x 8'1, (3.66m x 2.46m), spacious double bedroom, radiator, double glazed window

BEDROOM THREE: (rear): 13'3 x 8'0, (4.04m x 2.44m), radiator, double glazed window

STUDY: 8'2 x 6'4, (2.48m x 1.93m), radiator, double glazed window, staircase to the second floor



FAMILY BATHROOM: modern family bathroom, comprising of, bath with hot and cold mixer taps, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled bath area and splashbacks, radiator, tile effect flooring, radiator, spotlights to ceiling, double glazed window

SECOND FLOOR LANDING: open into:

BEDROOM ONE: (front): 15'0 x 11'4, (4.57m x 3.45m), into double glazed dormer window, radiator, loft access, door into:

DRESSING ROOM: (rear): Velux window, radiator

EN-SUITE SHOWER ROOM: contemporary en-suite, shower cubicle, chrome shower, pedestal washbasin with hot and cold mixer taps, low level w.c. with push button cistern, Velux window, tile effect flooring, tiled shower area, radiator

EXTERNALLY: a gorgeous, private and enclosed garden with paved patio, artificial lawn, feature gravelling, raised, decked patio with recessed LED lighting, outside tap, front driveway and garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway/On street

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: C

EPC RATING: B

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		93
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & 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.

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