



## Countess Way Shiremoor

This fabulous, end-link family home boasts a superb extension to the ground floor, showcasing a stunning, open plan lounge and dining kitchen, perfect for family living and entertaining. With a FREEHOLD tenure and a delightful cul-de-sac position, this sought after modern development is close to local schools, shops, amenities and a short walk from the Metro. Close transport links to the City Centre, A19 North and South, Cobalt Business Park and the Silverlink. Open hallway, downstairs cloaks/wc., outstanding dining kitchen with breakfast bar, high gloss fitted kitchen, integrated appliances. The dining area flows through to the extended lounge area with feature media wall, stylish living flame electric fire and recessed TV, (negotiable), French doors opening out to the garden area. Spacious landing, three generous bedrooms, the principal bedroom with contemporary fitted wardrobes providing ample hanging and storage space, Luxurious family bathroom with shower. Lovely, enclosed rear garden tastefully designed with patios and artificial lawn, a Garden Office extension to the rear of the garage has been fully fitted as a home work space with lighting and electricity. There is also a side gate providing access to the long, multi-car driveway and garage.

# £270,000

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# Countess Way Shiremoor

Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** Beautifully open and flowing through to the family living space, turned feature staircase up to the first floor, wood effect flooring, under-stair cupboard, door to:

**DOWNSTAIRS CLOAKS/WC.:** Contemporary and stylish downstairs cloakroom, comprising of, pedestal washbasin with mixer taps, low level w.c. with recessed flush, wood effect flooring, radiator, double glazed window

**DINING KITCHEN:** 25'0 x 15'4, (7.62m x 4.67m), an outstanding, extended dining kitchen and living space, elegant and stylish, perfect for the family or entertaining, the kitchen is fitted with a range of high gloss base, wall and drawer units, co-ordinating worktops and breakfast bar, integrated electric oven, gas hob, stainless steel cooker hood, integrated dishwasher, fridge and freezer, double glazed window, radiator, under-stair cupboard, open through to:

**LOUNGE (rear):** 11'5 x 8'4, (3.48m x 2.54m), stunning, extended lounge with double glazed French doors out to the rear garden, feature media wall, with stylish living flame electric fire, recessed TV, (negotiable), vertical radiator, wood effect flooring, large Velux window, spotlights to ceiling

**FIRST FLOOR LANDING:** spacious landing, storage cupboard, loft access with pull down ladders, we understand that the loft is mostly boarded for storage purposes, door to:

**BEDROOM ONE (rear):** 12'2 x 8'6, (3.71m x 2.59m), excluding depth of stylish fitted wardrobes, radiator, double glazed window



BEDROOM TWO: (front): radiator, double glazed window

BEDROOM THREE: (rear): 8'7 x 6'6, (2.62m x 1.98m), radiator, double glazed window

BATHROOM: Luxurious bathroom, comprising of bath with hot and cold mixer taps, pedestal washbasin with mixer taps, low level w.c with push button cistern, tiled floor, tiled bath and shower area, spotlights to ceiling, radiator, double glazed window

EXTERNALLY: Beautiful enclosed rear garden with patio, side patio, artificial lawn, gated access to double length driveway, garage

GARDEN OFFICE: Extended to the rear of the garage with slimline electric heater, power and lighting, perfect for an office, home working, or play area

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

#### MINING

The property is no 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: C

WB2447.AI.AI.4/5/24.V.1





**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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