



Deleval Crescent Shiremoor

Undoubtedly, one of the finest examples of detached property, of its style on the open market right now. Stunning throughout, beautifully styled and presented! This Bellway built "Rowan" design home has been upgraded to a superior standard and offers flexible and versatile living throughout. You will love the West facing, enclosed rear garden which is an excellent size, perfect for sunny days and evenings, the garden also provides access through to the excellent sized garage and long front driveway providing parking for at least two/three cars. The entrance hallway is fabulous with a feature turned staircase to the first floor, downstairs cloaks/w.c., the lounge boasts a beautiful dual aspect with French doors out to the garden and a contemporary and stylish media wall. Outstanding, open plan dining kitchen and snug, a fantastic room for entertaining and family dining, also with French doors out to the garden. Four double bedrooms to the first floor, the principle with a luxurious en-suite shower room. Stylish bathroom with feature mirrored wall. We just know this gorgeous home will find its new family very soon!

Offers in Excess of: **£375,000**

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Entrance Door to:

ENTRANCE HALLWAY: An impressive, majestic hallway with feature, turned staircase to the first floor, tiled floor, spotlights to ceiling, door to :

DONWSTAIRS CLOAKS/WC: Contemporary and stylish with floating vanity sink unit, mixer taps, low level w.c. with recessed flush, mirrored wall, tiled floor, spotlights to ceiling, extractor, radiator

LOUNGE: (dual aspect): 20'6 x 9'1, (6.25m x 2.77m), a stunning family lounge enjoying ample light from the front double glazed window and the double glazed French doors opening out to the garden area. The current owners have created a stunning media wall with recessed shelving and lighting, Herringbone Karndean flooring, radiator

DINING KITCHEN/LIVING AREA: 19'9 x 19'3, (6.02m x 5.87m), maximum measurements, "L" shaped room. Beautiful living and dining area with feature snug area, double glazed French doors opening to the rear garden area. The kitchen has been fitted with a fabulous, upgraded, high gloss, walnut effect range of base, wall and drawer units, contrasting worktops, one and a half bowl sink unit with mixer taps, integrated eye level oven, gas hob, cooker hood, integrated dishwasher, fridge freezer, washing machine, tiled floor, spotlights to ceiling, two radiators, double glazed window

FIRST FLOOR LANDING AREA: Spacious landing with loft access, we have been advised that the loft has pull down ladders and is mostly boarded with a light, airing cupboard, radiator

BEDROOM ONE: (front): 10'6 x 9'8, (3.20m x 2.95m), excluding depth of attractive, sliding mirrored wardrobes providing ample hanging and storage space, radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM: Luxurious en-suite, comprising of, shower cubicle with chrome shower, floating, high gloss vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled shower area and additional modern tiling to walls, high gloss tiled floor, radiator, double glazed window

BEDROOM TWO: (rear): 9'9 x 9'8, (2.97m x 2.95m), excluding depth of sliding mirrored wardrobes, radiator, double glazed window, feature panelling to wall



BEDROOM THREE: (front): 9'8 x 8'4, (2.95m x 2.54m), radiator, double glazed window

BEDROOM FOUR: (front): 10'2 x 7'6, (3.10m x 2.29m), maximum measurements apply, radiator, double glazed window

BATHROOM: 7'3 x 5'5, (2.21m x 1.65m), luxurious suite, comprising of, bath with mixer taps, floating vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled bath and additional tiling to walls, tiled floor, radiator, spotlights to ceiling, radiator, double glazed window, extractor, mirror to wall

GARDEN: A stunning, West facing garden, perfect for sunny days and evenings. Mainly lawned with additional patio areas, outside tap, shed, access to garage, gated access to front of garage and long driveway, accommodating at least two/three cars, front garden

PRIMARY SERVICES SUPPLY

- Electricity: MAINS
- Water: MAINS
- Sewerage: MAINS
- Heating: MAINS
- Broadband: FIBRE
- Mobile Signal Coverage Blackspot: NO

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.

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 1/1/2007
 Ground Rent: £244.81 per annum.

COUNCIL TAX BAND: D
EPC RATING: B

WB2480.AI.AI.22/5/24.V.1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-109)	A		92
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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