



Meadow Vale

Shiremoor

This perfect family home is super chic and stylish, offering flexible and spacious family living over three floors. Detached and with a superb three to four car driveway and garage. Entrance hallway, lounge with feature bay window, feature fireplace and fire, separate dining room with French doors to the rear garden and opening into the gorgeous, re-fitted kitchen, with integrated appliances, separate utility, downstairs cloaks/wc. To the first floor there are three double bedrooms, one with fitted wardrobes and stylish en-suite shower room. In addition, there is also an attractive, modern family bathroom. The principal bedroom is located on the top floor and boasts excellent with a walk-in dressing room and contemporary en-suite shower room. Externally, the rear garden is enclosed with paved patio, rear decked patio, feature gravelling, borders, outside electrics, gated access to the three-four car driveway and garage. Leasehold property with a long 107 years remaining and £100 per year ground rent payable.

Price: £349,950

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY:

Wood effect flooring, cloaks cupboard, additional under-stair cupboard, turned staircase to the first floor, door to:

LOUNGE: 18'1 x 11'8 (5.51m x 3.56m)

With measurements into double glazed bay window, attractive feature fireplace, electric fire, radiator, coving to ceiling

DINING ROOM: (rear): 11'7 x 11'7 (3.53m x 3.53m)

A gorgeous dining room with double glazed French doors to the rear garden, radiator, wood effect flooring, opening through to:

KITCHEN: (rear): 9'2 x 8'9 (2.79m x 2.67m)

A stunning, high gloss range of base, wall and drawer units with co-ordinating worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, hob, stainless steel cooker hood, integrated fridge, freezer and dishwasher, central heating boiler, double glazed window, wood effect flooring, door to:

UTILITY: 6'2 x 4'4 (1.88m x 1.32m)

Roll edge worktops, plumbed for automatic washing machine, tiled splashbacks, tiled floor, radiator, door to:

DOWNSTAIRS CLOAKS/WC.:

Hand washbasin, low level w.c. with push button cistern, radiator, tiled splashbacks

FIRST FLOOR LANDING AREA: Turned staircase to the second floor, airing cupboard, radiator, door to:

BEDROOM TWO: (front): 11'0 x 10'5 (3.35m x 3.18m)

Attractive fitted robes, radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM:

Contemporary and stylish en suite with shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, double glazed window, tiled splashbacks, radiator

BEDROOM THREE: (rear): 10'1 x 9'10 (3.07m x 2.99m)

Fitted storage providing ample hanging and storage space, radiator, double glazed window

BEDROOM FOUR: (rear): 10'1 x 8'9 (3.07m x 2.67m)

Radiator, double glazed window

BATHROOM:

Stylish bathroom comprising of bath with hot and cold mixer taps, pedestal washbasin, low level w.c. with push button cistern, tiled splashbacks, spotlights to ceiling, radiator

SECOND FLOOR LANDING:

Skylight/Velux window, door to:



MASTER BEDROOM: (front): 13'8 x 11'9 (4.17m x 3.58m)

Into double glazed dormer window, radiator, open through to:

DRESSING ROOM: 9'9 x 5'9 (2.97m x 1.47m)

Velux window, fitted robes, radiator, spotlights to ceiling

EN-SUITE SHOWER ROOM:

Splendid en-suite with shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, radiator, fully tiled walls

EXTERNALLY:

Private and enclosed rear garden with patio, feature gravelling, rear decked patio, borders, outside electrics, gated access to excellent sized three – four car driveway, garage, front garden area



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: Driveway/Garage

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

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 [29.07.2005]

Ground Rent: £100.00 per annum to The Compton Group

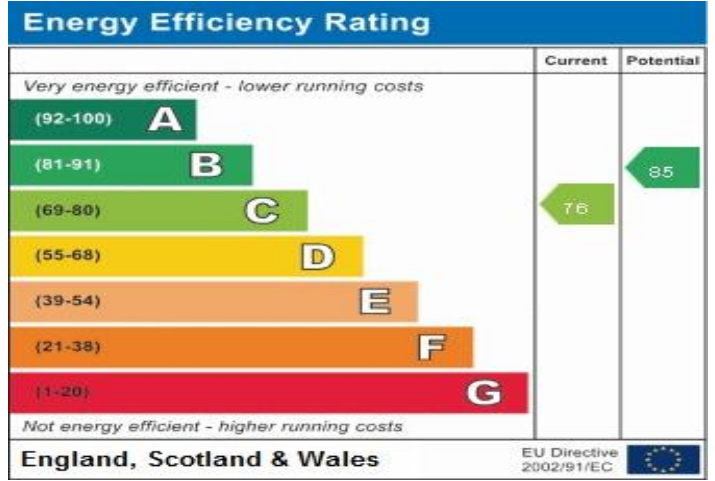
Building Insurance: £150.90 review date: 22.11.2022

Council Tax Band: E

EPC Rating: C

WB1473/AI/DD/18.07.2022/V.1



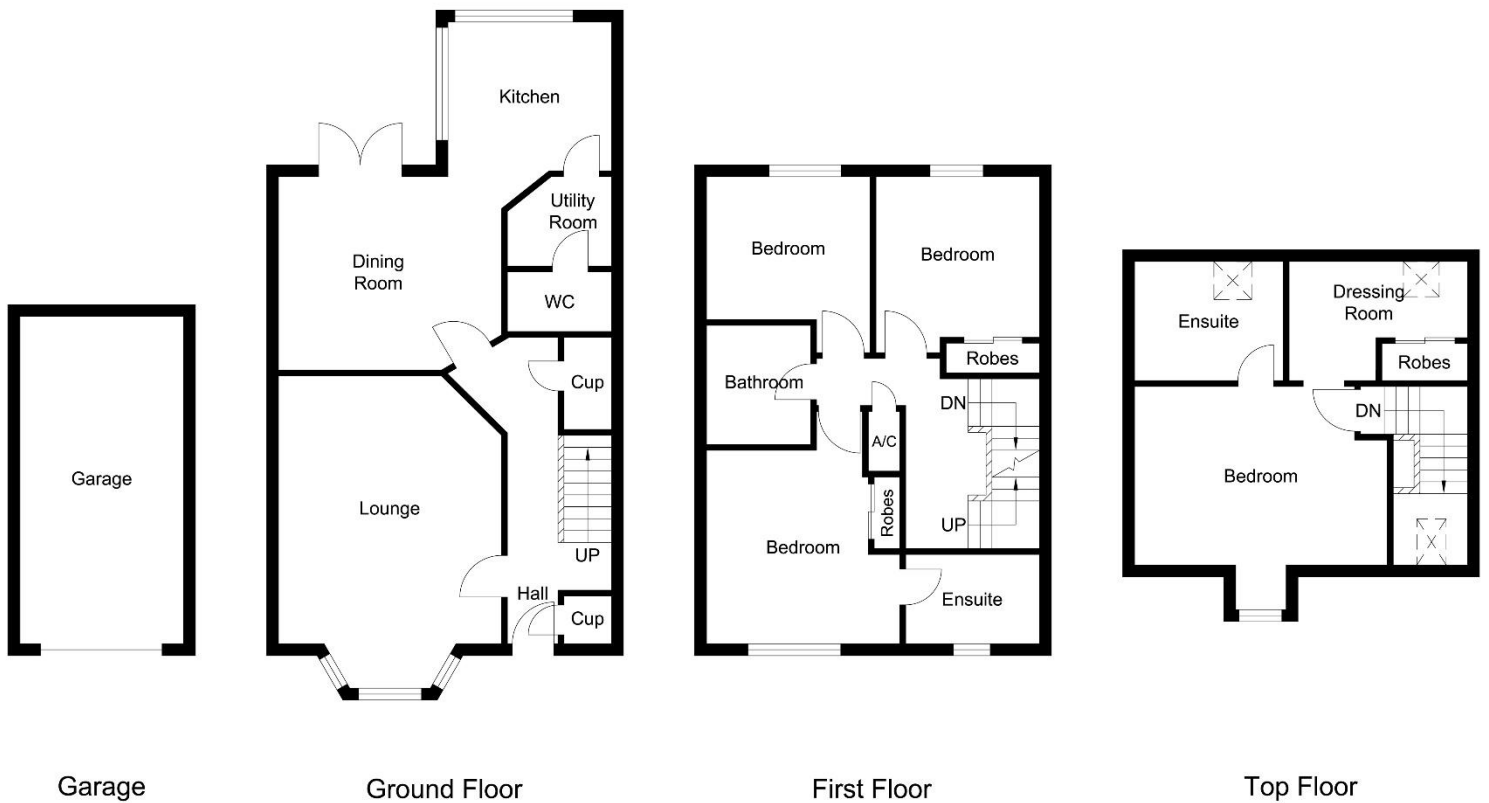


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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Version 1

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