



## Chirton Hill Drive North Shields

Beautifully positioned on a family friendly, pedestrianised street, boasting a lovingly designed and tended front garden, with the rear patio garden a gorgeous haven of privacy and afternoon sunshine. Close to popular local schools, shops and bus routes, the property is also convenient for major transport links to the City Centre and A19 North and South. This wonderful home has been uniquely designed and presented throughout, maximising the space and light available. Eclectic in style, we predict you will absolutely fall in love with its charm and character! There is a spacious hallway and downstairs cloaks/w.c, superb sized lounge through dining room with dual aspect and engineered oak flooring, there is a stylish kitchen with access out to the rear garden. The four bedrooms to the first floor boast excellent storage, as does the hallway and landing area, stylish family bathroom with shower. The rear patio garden is enclosed, low maintenance with a delightful potting shed. The extensive front garden offers ample screening, lawn and mature, well stocked borders.

# £168,000

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** A spacious hallway with staircase to the first floor, picture rail, wood effect laminate flooring, large storage cupboard with light, additional storage cupboard with shelving, under-stair cupboard, door to:

**DOWNSTAIRS CLOAKS/WC.:** hand washbasin, low level w.c., double glazed window, parquet style flooring, tiled splashbacks

**LOUNGE/DINING ROOM:** 26'6 x 10'7, (dual aspect), A fabulous sized lounge through dining room with engineered oak flooring, two double glazed window, both overlooking over the gardens, cornice to ceiling, two radiators

**KITCHEN:** 8'7 x 8'5, (2.62m x 2.57m), modern kitchen incorporating a range of base, wall and drawer units, roll edge worktops, gas point, double glazed window, double glazed door to the rear patio, tiled splashbacks, single drainer sink unit with mixer taps, plumbed for automatic washing machine, tiled floor

**FIRST FLOOR LANDING AREA:** large, walk in storage cupboard, additional storage cupboard, loft access with pull down ladders, part boarded for storage purposes, door to:



**BEDROOM ONE:** (front): 14'4 x 8'7, (4.37m x 2.62m), wood effect flooring, double wardrobe, radiator, double glazed window

**BEDROOM TWO:** (front): 10'7 x 10'0, (3.22m x 3.05m), radiator, wood floor, double glazed window

**BEDROOM THREE:** (rear): 11'8 x 5'8, (3.56m x 1.73m), wood flooring, radiator, double glazed window, storage cupboard

**BEDROOM FOUR:** (rear): 8'8 x 6'6, (2.64m x 1.98m), radiator, double glazed window, wood flooring, storage cupboard

**FAMILY BATHROOM:** Stylish family bathroom, comprising of, bath with hot and cold mixer taps, chrome shower, pedestal washbasin with mixer taps, low level w.c., Victorian style radiator, double glazed window, brick effect tiling, contemporary flooring

**EXTERNALLY:** Beautiful front garden which is fenced with gated access, mainly lawned with path and mature, well stocked borders. Private, rear patio garden, low maintenance with potting shed, gated access to rear path

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: "CABLE / FIBRE / ADSL / SATELLITE"

Mobile Signal Coverage Blackspot: No

Parking: "NO PARKING / STATE WHAT PARKING IS AVAILABLE"

#### **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:** A

**EPC RATING:** TBC





**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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