



## Selkirk Way North Shields

An outstanding, substantially improved family semi-detached home on this highly sought after estate. Close to St Thomas More High School and other, popular local schools, convenient for local amenities, shops and commutable for the A1058 City Centre and A19 North and South. Approximately a five minute drive to the beach and coastline. Gorgeous, sunny aspect to the rear garden allowing maximum light and warmth to the rear of the property, along with long sunny days in the garden which boasts decked patio, lawn and BBQ. Impressive entrance porch, hallway, lounge with large picture window, maximising light into this spacious, front reception room. Fabulous, open plan family dining kitchen with bi-fold doors out to the garden area. The kitchen is fitted with a stylish and contemporary range of units, integrated appliances and breakfast bar, opening through to the dining area, with feature panelled wall, downstairs cloaks/wc. with access through to the original garage area, which is currently utilised as a beauty room, but with multiple possibilities to suit the family circumstances. There are three excellent sized bedrooms to the first floor, the principle bedroom with attractive, sliding mirrored wardrobes. Luxurious, re-fitted bathroom with contemporary suite and Forest Waterfall shower. The front driveway is block paved and allows for parking for multiple vehicles, gated access to side path and through to the rear garden area. A truly beautiful property!

# £295,000

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Double Glazed Patio Door into:

**ENTRANCE PORCH:** Spacious entrance porch, tiled floor, double glazed door to:

**ENTRANCE PORCH:** Impressive, light and airy hallway, with radiator, wood effect flooring, spotlights to ceiling, staircase to the first floor with fitted runner, fabulous, under-stair storage with pull out drawers, hanging and shelving, door to:

**LOUNGE:** (front): 14'4 x 11'4, (4.37m x 11'4), superb, light and airy lounge with large, double glazed picture window, allowing maximum light into the room, spotlights to ceiling, radiator, wood effect flooring, coving to ceiling

**DINING KITCHEN:** (rear): 27'0 x 11'0, (8.23m x 3.35m), an outstanding, open plan family dining kitchen, perfect for entertaining and family living, double glazed bi-fold doors out to the garden. The kitchen has been re-fitted with a range of stylish, base, wall and drawer units, co-ordinating worktops, one and a half bowl sink unit with mixer taps, integrated double oven, gas hob, cooker hood, brick effect tiling, integrated fridge freezer, dishwasher, washing machine, roof lantern, feature panelling to dining room wall, vertical radiator, spotlights to ceiling, large double glazed window, additional double glazed window, wood effect laminate, door to:

**DOWNSTAIRS CLOAKS/WC.:** high gloss floating vanity sink unit, low level w.c. with push button cistern, brick effect tiling, wood effect flooring, radiator, spotlights to ceiling, door through to:

**HOME OFFICE/BEAUTY ROOM:** 13'6 x 8'1, (4.12m x 2.46m), originally the garage, this excellent sized room is now currently used as a beauty room, but would be equally superb as a home office/playroom or hobby room, radiator, double glazed window, double glazed door to side path, recessed shelving





**FIRST FLOOR LANDING AREA:** spacious landing with double glazed window, loft access with pull down ladders, we understand that the loft is half boarded for storage purposes, spotlights to ceiling, door to:

**BATHROOM:** 8'6 x 5'3, (2.59m x 1.60m), luxurious, re-fitted bathroom, comprising of, "L" shaped bath with mixer taps, chrome shower with additional Forest Waterfall spray, pedestal washbasin with mixer taps, low level w.c with recessed flush, fitted, high gloss storage, fully tiled walls and floor, panelled ceiling with spotlights, chrome ladder radiator, double glazed window

**BEDROOM ONE: (front):** 12'0 x 9'8, (3.66m x 2.95m), including depth of attractive, sliding mirrored wardrobes, radiator, double glazed window, laminate flooring

**BEDROOM TWO: (rear):** 11'6 x 10'5, (3.51m x 3.18m), maximum measurements, radiator, double glazed window, coving to ceiling

**BEDROOM THREE: (front):** 8'9 x 7'7, (2.67m x 2.31m), radiator, laminate flooring, storage cupboard with shelving, cornice to ceiling

**EXTERNALLY:** Fabulous rear garden with sunny aspect, raised, decked patio, BBQ, lawned area, side, gated access to the front driveway, which has been block paved allowing for ample parking for multiple vehicles

#### **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.

#### **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:** TBC

WB2598.AI.AI.25/7/24.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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