



Houghton Avenue North Shields

An immaculate, extended five, bedroom 1920's, pre-war semi-detached family home. Highly desirable location, close to popular local schools, Metro, shops, bus routes and our fabulous Cullercoats Bay and coastline. With superb sized accommodation throughout showcasing maximum space and flexibility for the family, the property welcomes you into the entrance porch, through to the impressive hallway, the lounge overlooks and opens out the rear garden and also boasts an attractive feature fireplace and electric fire, open through to the front facing dining room with feature bay window, fireplace and living flame fire, gorgeous family breakfasting kitchen with Range Cooker and appliances, laundry room, utility room, beautiful conservatory opening out to and with views over the garden. There is a spacious, split level landing area with staircase up to the second floor. The first floor boasts four excellent sized bedrooms, contemporary shower room and luxurious family bathroom with separate shower room. To the top floor there is a wonderful principle, bedroom with dual aspect, large dressing room or study and stylish en-suite shower room. Enclosed rear garden with patio, lawn and mature borders, two car paved front driveway. A rare opportunity to purchase such an excellent sized property in a sought, after location!

£425,000

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Double Glazed Entrance Door to:

ENTRANCE PORCH: tiled floor, double glazed windows and door through to:

ENTRANCE HALLWAY: original, turned staircase up to the first floor, single glazed window, storage cupboard housing metres, radiator, under-stair cupboard, door to:

DINING ROOM: (front): 13'5 x 12'3, (4.09m x 3.73m), with measurements into double glazed bay window and alcoves, attractive feature fireplace, gas coal effect fire, radiator, cornice to ceiling, spotlights to ceiling, open through to:

LOUNGE: (rear): 13'9 x 12'4, (4.19m x 3.76m), into alcoves, double glazed patio doors opening out to the garden area, radiator, attractive feature fireplace with electric fire, cornice to ceiling, spotlights

BREAKFASTING KITCHEN: (rear): 13'8 x 9'6, (4.17m x 2.90m), a stunning family breakfasting kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, Range cooker, cooker hood, breakfast bar, integrated dishwasher, radiator, double glazed window, double glazed door opening into conservatory, sink unit with mixer taps, modern, tiled flooring, spotlights to ceiling, through to:

LAUNDRY ROOM: 6'5 x 5'1, (1.96m x 1.55m), high gloss roll edge worktops, plumbing for automatic washing machine, recessed storage area, tiled splashbacks, tiled floor, through to:

UTILITY ROOM: 10'0 x 6'5, (3.05m x 1.96m), double glazed French door out to the front driveway, originally the garage and now boarded and floored as utility, could be restored to its original form without much trouble

CONSERVATORY: 10'8 x 10'0, (3.28m x 3.05m), a beautiful room with French doors opening out to the rear patio and garden

FIRST FLOOR LANDING AREA: turned staircase to the second floor, door to:

FAMILY BATHROOM: 8'5 x 7'3, (2.57m x 2.21m), gorgeous, re-fitted family bathroom showcasing, corner bath with hot and cold mixer taps, vanity sink unit with mixer taps, separate shower cubicle, chrome shower with forest waterfall spray, low level w.c. with recessed flush, tiled shower area and splashbacks, double glazed window, radiator

BEDROOM TWO: (front): 12'11 x 11'2, (3.94m x 3.40m), into alcoves, radiator, double glazed window

BEDROOM THREE: (rear): 12'7 x 11'2, (3.84m x 3.40m), radiator, double glazed window



BEDROOM FIVE: (front): 7'3 x 6'8, (2.21m x 2.03m), radiator, double glazed window

BEDROOM FOUR: (front): 13'1 x 6'5, (3.99m x 1.96m), radiator, double glazed window

SHOWER ROOM: 8'6 x 6'4, (2.59m x 1.93m), contemporary and stylish shower room comprising of, double shower cubicle, chrome shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c., modern flooring, spotlights to ceiling, double glazed window, tiled shower area and splashbacks, radiator

SECOND FLOOR LANDING: Velux window, door to:

BEDROOM ONE: (dual aspect): 15'8 x 15'0, (4.78m x 4.57m), with some restricted headroom, double glazed dormer window, Velux window, radiator, storage into eaves, through to:

DRESSING ROOM/STUDY: (rear): 9'5 x 8'5, (2.87m x 2.57m), maximum measurements, into double glazed dormer window, radiator, door to:

EN-SUITE SHOWER ROOM: splendid, en-suite shower room with shower cubicle, chrome shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, double glazed window, radiator

EXTERNALLY: lovely, enclosed garden with decked patio, lawn, mature borders. To the front is a two, car paved driveway

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre (Premises)

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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

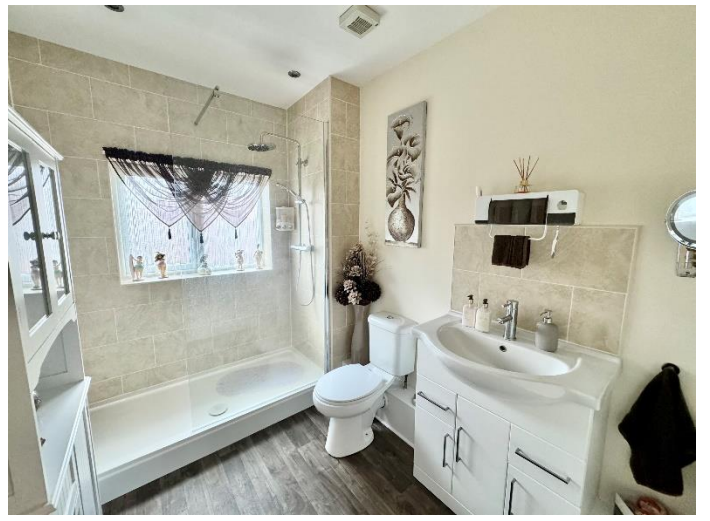
COUNCIL TAX BAND: C

EPC RATING: C

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & 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.

16 Branches across the North-East

