



Grey Street North Shields

A stunning, period terrace family home, extended and showcased over three floors. Within walking distance to Northumberland Park, vibrant Quay and Breakwater, bus routes, schools and local amenities. The property is approximately a ten/fifteen minute walk from both Tynemouth Village, Longsands beach and Metro in North Shields centre. Offering, fabulous rooms sizes which are light, airy and well presented, you have flexible and versatile living throughout. Boasting a superb sized rear town garden with off street parking and a delightful front forecourt garden. Grey Street welcomes you into an impressive, larger hallway with turned feature staircase up to the first floor, lounge with attractive, electric living flame fire, open plan family dining kitchen with a stunning, two-colour range of stylish and contemporary units, integrated appliances and access out to the rear town garden. To the first floor there are three bedrooms, two which are excellent sized doubles, one with attractive fitted wardrobes providing ample hanging and storage space, beautifully re-fitted family bathroom with shower, the second floor has a, 18'9 x 11'6 principle, bedroom with fantastic storage. This gorgeous home has a real homely feel and we just know it won't be around for long!

£310,000

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: an impressive, light and airy hallway with feature, turned staircase to the first floor, recessed alcove, two double glazed picture windows with stained leaded light insert, radiator and radiator cabinet, laminate flooring, large under-stair cupboard, door to:



LOUNGE: (front): 16'4 x 12'0, (4.98m x 3.66m), into alcoves, two Georgian bar double glazed windows with original panelling under, attractive, electric living flame fire, stunning cornice to ceiling, picture rail, radiator

DINING KITCHEN: (rear): 19'2 x 13'8, (5.84m x 4.18m), a beautifully re-fitted and presented family dining kitchen, incorporating a range of stylish and contemporary two colour base, wall and drawer units, co-ordinating worktops, integrated eye level electric oven, induction hob, AEG cooker hood, sink unit with mixer taps, plumbed for automatic washing machine and dishwasher, combination boiler, two double glazed Georgian bar windows, double glazed door out to town garden, tiled floor, radiator



FIRST FLOOR LANDING: spacious landing area with turned staircase up to the first floor, door to:

BEDROOM ONE:(front): 16'4 x 12'6, (4.98m x 3.81m), into alcoves, radiator, Georgian bar double glazed window, cornice to ceiling

BEDROOM TWO:
(rear): 14'3 x 14'2, (4.34m x 4.32m), maximum measurements, fabulous sized double bedroom, radiator, two double glazed Georgian bar windows

BEDROOM FOUR: (front): 7'6 x 6'3, (2.29m x 1.91m), Georgian bar double glazed window, radiator

BATHROOM: gorgeous, re-fitted family bathroom, comprising of, bath with mixer taps and shower off, floating, high gloss vanity sink unit with mixer taps, low level w.c. with recessed flush, chrome ladder radiator, fully tiled walls, spotlights to ceiling,

TOP FLOOR LANDING: door to:



BEDROOM THREE: (rear): 18'9 x 11'6, (5.72m x 3.51m),
 two Velux windows, radiator, storage cupboard,
 additional large storage cupboard providing ample
 storage

EXTERNALLY: large private rear town garden with paved
 patio, gated access for parking, shed, private forecourt
 garden, walled and gated

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: TBC
- Mobile Signal Coverage Blackspot: No
- Parking: Within town garden

MINING

The North East region is famous for its rich mining
 heritage and therefore it will be beneficial to conduct a
 mining search. 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: B

EPC RATING: D

WB2746.AI.DB.17/10/2024 V.2

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	





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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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