



Devon Road North Shields

Without doubt one of the finest examples of family home of its type on the open market currently! An exceptional standard throughout, oozing style, space and versatility! You will be in awe of the charm and cosy ambience on offer, with the current owner re-styling and upgrading this gorgeous property to a level that would delight any potential buyer. Located within walking distance to North Tyneside General Hospital, popular schools, bus routes and amenities. The entrance hallway is welcoming, light and airy with LVT Herringbone style flooring throughout most of the ground floor. The stunning lounge through dining kitchen is divine, with a central feature chimney breast and plinth, fabulous dual aspect multi-fuel stove fire, perfect for winter evenings and chilly days. The lounge flows into the dining area and outstanding breakfasting kitchen with stylish units, integrated appliances and breakfast bar. There is access out to both the front and rear garden areas, through to the inner hallway leading to a fantastic, re-fitted shower room and a spacious ground floor bedroom overlooking the garden. To the first floor are three spacious bedrooms, the principle bedroom with classic and elegant fitted wardrobes providing ample hanging and storage space. The bathroom is absolute luxury, having been recently re-fitted with a stylish suite and forest waterfall shower. There is also a separate, re-fitted cloaks/w.c. for those busy mornings! The garden is an excellent size and has been lovingly improved to incorporate lawn, patio, shrubs and a beautiful eucalyptus tree, to the front there is a block paved driveway and lawn. The front of the property has also been upgraded to showcase low maintenance composite cladding. The property also benefits from many accessibility features, please ask the team for further details.

£239,950

ROOK
MATTHEWS
SAYER

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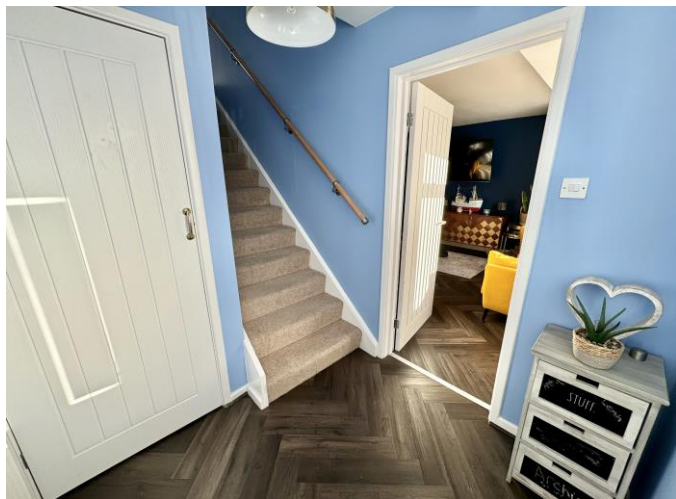
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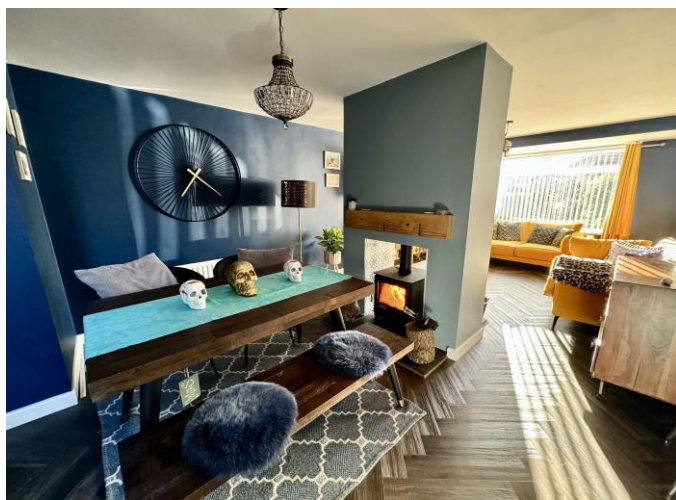
Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Light and airy hallway with LVT Herringbone style flooring, cloaks cupboard, radiator, double glazed window, staircase to the first floor, door to:



LOUNGE: (front): 12'9 x 12'3, (3.89m x 3.73m), maximum measurements, beautifully presented front facing lounge that flows beautifully into the dining area and breakfasting kitchen, stunning, dual aspect multi-fuel stove fire, feature plinth, tiled inset and recess, hearth, LVT Herringbone Style flooring, double glazed window, radiator, through to:

DINING ROOM/BREAKFASTING KITCHEN: 24'4 x 19'3, (7.42m x 5.87m), "L" shaped, maximum measurements, gorgeous dining room that opens through to the stylish and contemporary family breakfasting kitchen, breakfast bar, range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob, dishwasher, fridge freezer, wine cooler, brick effect tiling, washing machine, sink unit with hot and cold mixer taps, double glazed window, double glazed door to both the front and to the rear garden, radiator, LVT Herringbone Style flooring, door to:



INNER HALLWAY: double glazed window and door to garden, radiator, door to:

DOWNSTAIRS SHOWER ROOM: Fabulous contemporary shower room, walk-in shower cubicle, chrome shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, panelling to walls, spotlights to ceiling, fitted wall unit, vertical radiator, LVT flooring



BEDROOM FOUR: (rear): 10'2 x 8'9, (3.10m x 2.67m), radiator, double glazed window

FIRST FLOOR LANDING AREA: airing cupboard housing combination boiler, loft access, door to:

BEDROOM ONE: (front): 10'5 x 9'5, (3.18m x 2.87m), gorgeous fitted wardrobes providing ample hanging and storage space, radiator, double glazed window

BEDROOM TWO: (front): 12'7 x 8'9, (3.84m x 2.67m), large storage cupboard, radiator, double glazed window

BEDROOM THREE: (rear): 9'4 x 7'6, (2.84m x 2.29m), radiator, double glazed window

BATHROOM: 5'8 X 5'1, (1.73m x 1.55m), luxurious, re-fitted family bathroom, comprising of, bath with mixer taps, shower with additional forest waterfall spray, vanity sink unit with mixer taps, vertical radiator, fully tiled walls, tiled floor, double glazed window

SEPARATE W.C.: Contemporary low level w.c. with push button cistern, vanity sink unit with mixer taps, half tiled walls and floor, double glazed window

EXTERNALLY: A lovely, most generous rear garden with patio, lawn, mature shrubs, eucalyptus tree, outside tap, storage. To the front is a lawned area, block paved driveway. The front of the property benefits from low maintenance, composite cladding

ACCESSIBILITY

Suitable for wheelchair users.

Level Access

Ramped Access

Wide Doorways

Ground floor Wet room and w.c

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/ Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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.

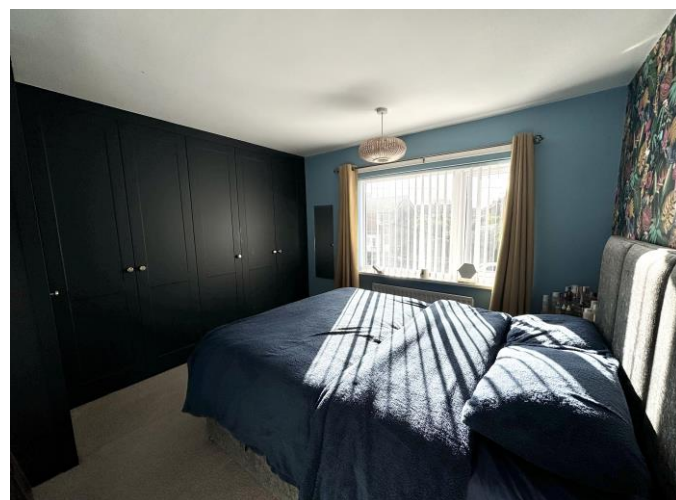
TENURE

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: A

EPC RATING: D

WB2734.AI.DB.18.10.2024.V.1





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

