



Locksley Close North Shields

A stunning, stylish and elegant, extended family semi on this popular modern development. With excellent transport links, close to local schools, bus routes, shops and North Tyneside General Hospital, this gorgeous property is perfectly placed for families and professionals alike. Presented to an exceptional standard throughout and boasting a beautiful, South facing rear garden, you will also love the flexibility that this property offers. Entrance hallway, downstairs cloaks/wc, fabulous family lounge with media wall and living flame fire, extended dining kitchen and family room with a high gloss, re-fitted kitchen and integrated appliances. The open, family room boasts measurements of 23'0 x 13'2, with French doors and velux windows allowing maximum light into this wonderful room. There is a separate utility area and a ground floor, double bedroom, which may also be utilised as a home office or playroom if preferred. There are three bedrooms to the first floor and a luxurious, re-fitted shower room, driveway to the front for off street parking.

£250,000

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Composite Entrance Door to:

ENTRANCE HALLWAY: laminate flooring, oak door into:

DOWNSTAIRS CLOAKS/W.C.: contemporary cloaks, comprising of, vanity sink unit with mixer taps, low level w.c. with recessed flush, half panelled walls, radiator, double glazed window, laminate flooring

LOUNGE: (front): 15'6 x 14'6, (4.72m x 4.42m), a stunning family lounge with measurements into under-stair recess, fantastic media wall with stylish, living flame electric fire, double glazed window, radiator, laminate flooring, oak double doors opening through to:

DINING KITCHEN: 14'6 x 8'7, (4.72m x 2.62m), this fabulous room opens through into the family room with views over the garden, the dining area and kitchen have been beautifully re-designed, with the kitchen showcasing a range of high gloss, base, wall and drawer units, contrasting worktops, under unit lighting, integrated double oven, induction hob, stylish cooker hood, single drainer sink unit with mixer taps, integrated dishwasher, fridge and freezer, radiator, radiator cover, spotlights to ceiling, plinth lighting, through to:

FAMILY ROOM: (rear): 23'0 x 13'2, (7.01m x 4.01m), an elegant, spacious, light and airy family room, with views over the rear garden area. Enjoying a South facing aspect, the additional two large picture windows and two Velux windows allow maximum light into this outstanding room, wood effect flooring, double glazed French doors out to the garden, radiator, radiator cover, spotlights to ceiling, door to:

UTILITY AREA: 8'1 x 4'8, (2.46m x 1.42m), plumbed for automatic washing machine, wood effect laminate flooring, door to:

BEDROOM FOUR/HOME OFFICE: (front): 12'2 x 8'3, (3.71m x 2.52m), radiator, double glazed window, laminate flooring

FIRST FLOOR LANDING AREA: double glazed window, door to:

SHOWER ROOM: luxurious, re-fitted shower room, boasting, walk in shower cubicle with wall mounted controls, contemporary shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, panelling to the shower area, tiled floor, spotlights to ceiling, ladder radiator, double glazed window

BEDROOM ONE: (front): 13'9 x 8'3, (4.19m x 2.52m), radiator, double glazed window, laminate flooring

BEDROOM TWO: (rear): 10'6 x 8'4, (3.20m x 2.54m), laminate flooring, double glazed window, radiator, loft access, we understand that the loft is part boarded for storage purposes

BEDROOM FOUR: (front): 10'7 x 5'9, (3.22m x 1.75m), radiator, double glazed window



EXTERNALLY: a gorgeous, South facing rear garden, not directly overlooked. Substantially improved to include, patio area, artificial lawn, shed, feature gravelling. To the front of the property is a lawned area with driveway and access through to the back garden

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Fibre to premises
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway/on Street

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: C

WB2914.AI.DB.05.02.2025.V.1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	74	
(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	



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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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