



The Mews | North Shields | NE30 4EH

£295,000

Beautiful Mews bungalow, just a short walk from the Beach, Tynemouth Village, Metro and local amenities! Tucked away and securing it's own private garage and parking, this gorgeous cottage style bungalow oozes, space, light and charm throughout. The living/dining and kitchen area is open plan with a large picture window overlooking the front private garden area, stylish fitted kitchen with integrated appliances, two large double bedrooms, the principal with fitted wardrobes. Stunning, four piece bathroom with freestanding bath and separate shower cubicle. This lovely bungalow really does offer a fabulous lifestyle, along with space and stylish accommodation throughout.

ROOK
MATTHEWS
SAYER



2



1



1

Gorgeous Mews Style

Short Walk to the Beach

Close to Tynemouth Village and Metro

Light and Airy Throughout

Open Lounge/Dining Room

Stylish Kitchen with

Two Double Bedrooms

Detached Garage and Parking

For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

KITCHEN: 11'2 x 10'9, (3.40m x 3.28m), gorgeous, stylish kitchen incorporating a range of base, wall and drawer units, high gloss roll edge worktops, sink unit with mixer taps, integrated double electric oven, gas hob, cooker hood, integrated dishwasher, fridge and freezer, plumbed for automatic washing machine, spotlights to ceiling, double glazed window, open through to:

LOUNGE/DINING ROOM: (dual aspect): 21'4 x 19'1, (6.20m x 5.82m), L shaped, maximum measurements, a stunning, light and airy lounge and dining room which flows through to the kitchen area, large double glazed picture window overlooking the front garden area, electric fire, spotlights to ceiling, two radiators, large cloaks cupboard with ample hanging and storage space, double glazed door opening to the front garden, double glazed window to the rear, door to:

BEDROOM ONE: (side): 14'3 x 9'7, (4.34m x 2.92m), large double bedroom with two double glazed windows, two radiators

BEDROOM TWO: 19'1 x 9'9, (5.82m x 2.97m), maximum measurements, excellent principal bedroom with measurements excluding depth of sliding mirrored wardrobes, two double glazed windows, radiator

BATHROOM: 9'6 x 8'6, (2.90m x 2.59m), outstanding, re-fitted bathroom with freestanding bath, hot and cold mixer taps and shower spray, shower cubicle with chrome shower and additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls, tiled floor, panelling and spotlights to ceiling, double glazed window, chrome radiator

EXTERNALLY: private front garden area, detached garage with additional parking to the front of the garage



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Permit parking

The first Resident Permit is free of charge. The second or third Resident Permit is charged at £25.00 per permit per annum.

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: D

EPC RATING: C

WB3152.AI.DB.06.06.2025.V.1



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



Ground Floor

3 The Mews, Tynemouth

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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.

T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER