



Kilburn Gardens | North Shields | NE29 6HD

£220,000

Gorgeous, detached family home, enjoying a cul-de-sac position on this modern development, close to the Metro, local schools, amenities, bus routes and excellent major transport links. Well-presented throughout and showcasing a superb size, Southerly rear garden, not directly overlooked with garden to the rear and sides, including direct access out to the front with driveway for two cars and an attached garage. Entrance hall, lounge with feature fireplace, stylish and contemporary, high gloss dining kitchen with integrated appliances, downstairs cloaks/w.c., access to the garage and out to the rear garden. Spacious landing, three double bedrooms, the principal bedroom with modern en-suite and lovely family bathroom with shower.

ROOK
MATTHEWS
SAYER



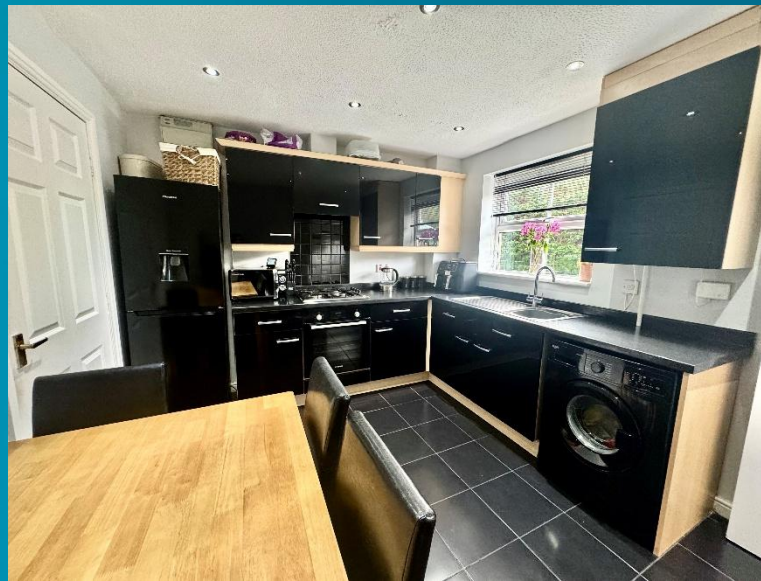
3



1



2



Double Glazed Entrance Door to:

ENTRANCE HALL: staircase up to the first floor, door to:

LOUNGE: (front): 16'7 x 11'2, (5.05m x 3.40m), maximum measurements, some restricted head room, radiator, double glazed window, attractive feature fireplace, door to:

DINING KITCHEN: (rear): 11'1 x 9'8, (3.38m x 2.95m), a gorgeous, high gloss fitted kitchen incorporating a range of base, wall and drawer units, co-ordinating worktops, single drainer sink unit with mixer taps, integrated electric oven, gas hob, cooker hood, spotlights to ceiling, radiator, tiled floor, double glazed window, plumbing for automatic washing machine, tiled splashbacks, spotlights to ceiling, door to:

INNER HALLWAY: double glazed door to rear garden, door to garage, door to:

DOWNSTAIRS CLOAKS/W.C.: low level w.c. with push button cistern, hand washbasin, double glazed window, radiator



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



FIRST FLOOR LANDING AREA: spacious landing, radiator, loft access, storage cupboard, door to:

BEDROOM ONE: (front): 13'2 x 11'3, (4.01m x 3.43m), maximum measurements, radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM: stylish and modern en-suite, comprising of, shower cubicle, shower, pedestal washbasin, low level w.c. with push button cistern, double glazed window, tiled floor, tiled shower area and splashbacks, radiator

BEDROOM TWO: (front): 12'7 x 8'7, (3.84m x 2.62m), radiator, double glazed window

BEDROOM THREE: (rear): 11'4 x 7'0, (3.45m x 2.13m), radiator, double glazed window

FAMILY BATHROOM: modern and stylish bathroom, showcasing, bath, electric shower, pedestal washbasin, low level w.c., double glazed window, modern tiling, contemporary flooring

GARAGE: 17'4 x 9'7, (5.28m x 2.92m), power and lighting

EXTERNALLY: one of the largest garden plots on the development, enjoying a delightful Southerly aspect. The garden is mainly lawned with privacy hedging, additional side garden area with patio, shed, and gated access to the front gravelled driveway and garage. The drive is accessed via a private drive, shared with three other residents, providing access to two parking spaces and the garage.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: FTP

Mobile Signal Coverage Blackspot: No

Parking: Garage/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: B

EPC RATING: TBC

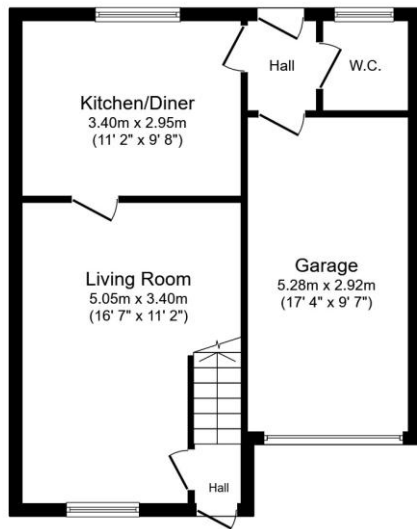
WB3414.AI.DB.20.10.2025.V.1



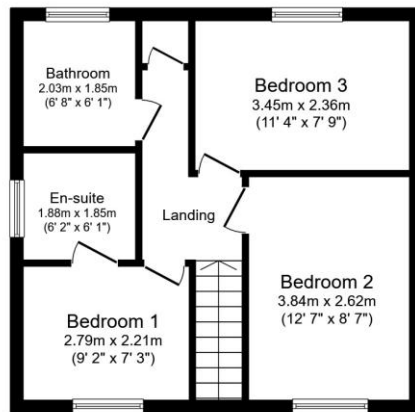
T: 0191 2463666

whitleybay@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



Ground Floor
Floor area 49.2 sq.m. (529 sq.ft.)



First Floor
Floor area 41.3 sq.m. (444 sq.ft.)

Total floor area: 90.4 sq.m. (974 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Awaiting EPC RATING

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.

