



Elswick Street| North Shields | NE29 7FD

**£220,000**

This beautifully presented three, bedroom semi-detached home offers stylish, modern living in a highly convenient location. The ground floor welcomes you with a bright and contemporary living room, featuring sleek flooring, neutral décor and a wall-mounted media area that creates a clean, uncluttered finish. The space feels both cosy and practical, perfect for relaxing or entertaining. To the rear, the impressive dining kitchen provides a sociable heart to the home. Fitted with modern cabinetry, integrated appliances and generous worktop space, it comfortably accommodates a dining table while enjoying direct access to the garden through French doors. This seamless indoor-outdoor connection makes it ideal for summer entertaining. Upstairs, there are two well-proportioned bedrooms on the first floor, both finished in calming tones and offering excellent versatility for bedrooms, guest rooms or home offices. The contemporary family bathroom is beautifully styled with a modern suite, bath with shower over, and elegant tiling. The top floor is dedicated to a spacious principal bedroom, offering a peaceful retreat with excellent natural light and a stylish en-suite shower room. This floor feels private and luxurious, creating a hotel-style atmosphere. Externally, the property benefits from off-street parking to the front. The rear garden features a paved seating area, gravelled sections and a raised decking area with pergola, perfect for outdoor dining and relaxing. A timber shed provides useful storage. This is a superb home that combines modern styling, flexible accommodation and excellent outdoor space.

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### Three Bedroom Semi-detached Home

### Well-presented Family Bathroom

### Modern Dining Kitchen

### Drive for Off-street Parking

### Spacious Principal Bedroom with En-suite

### Enclosed Rear Garden

For any more information regarding the property please contact us today

ENTRANCE: Entrance door, door to:

LOUNGE 14'2" x 9'4" (4.32 m x 2.84 m)

Maximum measurement: A spacious living room area, double glazed window, 2 radiators, door to:

DINING KITCHEN 12'6" x 10'10" (3.81 m x 3.30 m): Incorporating a range of stylish base, wall and drawer units, sleek worktops, integrated electric oven, gas hob, cooker hood, basin with chrome mixer tap, double glazed window, double glazed French doors to garden, radiator, feature panelled wall, door to:

W.C./CLOAKS: Part panelled walls, low level, push button cistern W.C, pedestal basin, double glazed frosted window.

LANDING: door to:

BEDROOM TWO 10'2" x 9'1" (3.10 m x 2.77 m)

Plus depth of alcove and storage cupboard: Double bedroom, double glazed window, radiator.

BATHROOM: Tiled walls, low level cistern W.C, bath with overhead chrome shower, basin, radiator.

BEDROOM THREE 6' x 8'5" (1.83 m x 2.57 m): Double glazed window, radiator.

BEDROOM ONE 12'6" x 19'4" (3.81 m x 5.89 m) Measurement including stairway, plus depth of dormer: Generous double bedroom, double glazed windows, radiator, door to:

EN-SUITE: Part tiled walls, wall in shower, basin, low level cistern W.C, Velux window, radiator.

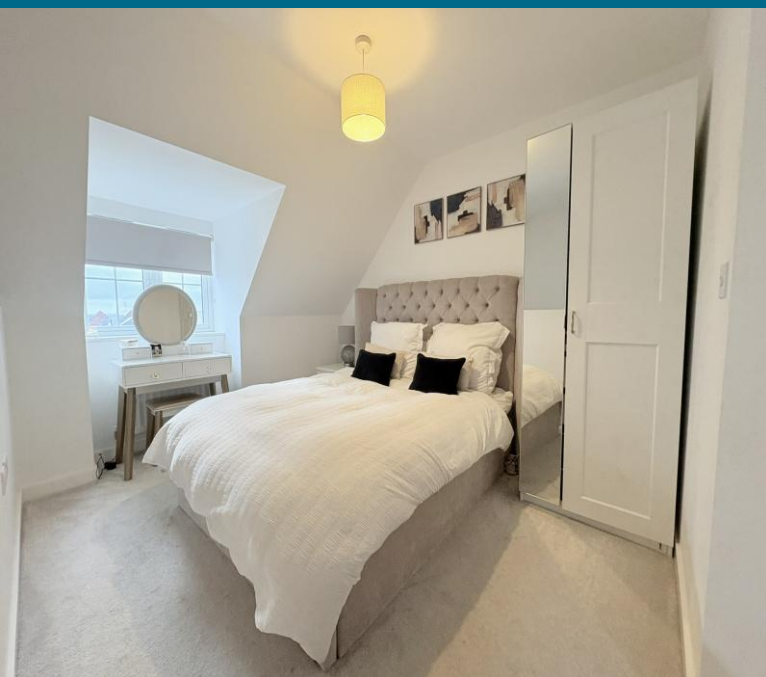
EXTERNALLY: To the front there is a driveway for off street parking. The rear benefits from a paved and gravelled garden area with side access lane.

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

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.



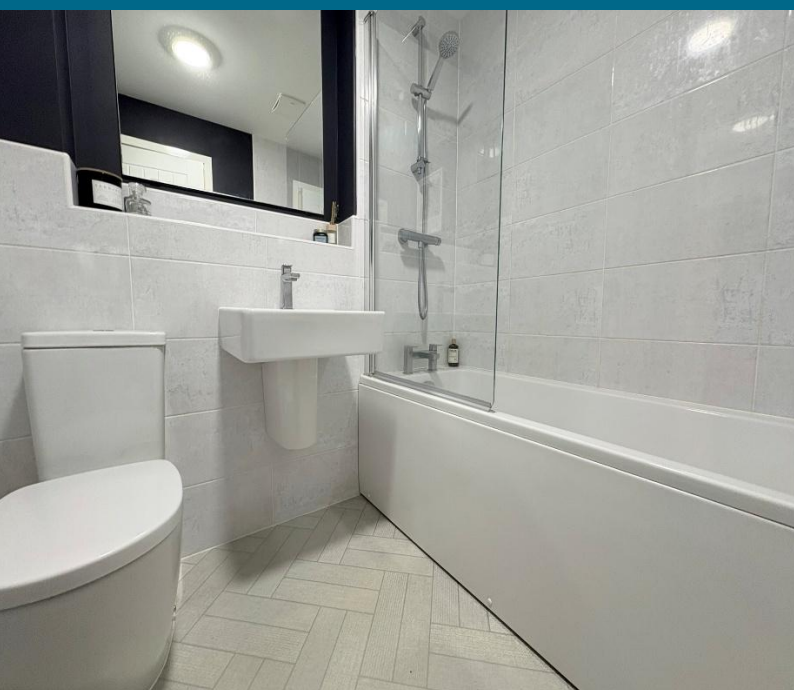
## TENURE

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: C

## EPC RATING: B

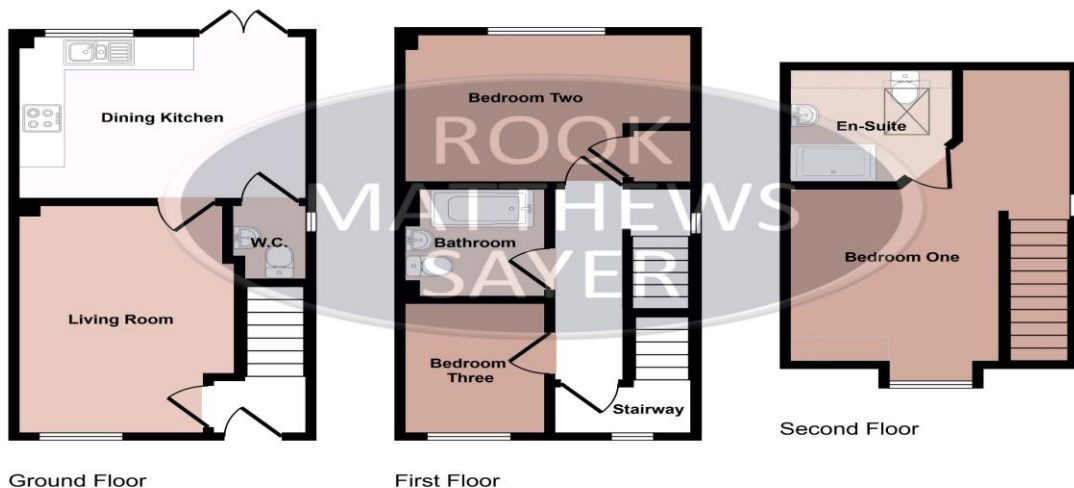
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 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	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 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.

