



The Haven | North Shields | NE29 6YH

£350,000

A short walk from the beautiful marina offering picturesque walks, this outstanding three-bedroom detached family home. Close to major transport links, including A19 North and South, A1058 City Centre, North Shields centre and within walking distance to the Royal Quays shopping outlet. Entrance, porch, spacious hallway with access to the convenient downstairs W.C. Wonderful lounge with feature square bay window and gas fire. To the rear of the property is an open plan kitchen/rear lounge area with door leading to the conservatory and a separate utility room. On the first floor are three double bedrooms, with the principal bedroom also having its own en-suite, along with a family bathroom. Externally the property has a double-width driveway and to the rear of the property has lovely garden with lawn and patio areas. This home is beautifully presented throughout and is waiting for its new owners!!

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Stunning Detached Family Home

**Within Walking Distance to the
Beautiful Marina**

**Close by to Local Amenities and
Royal Quays Shopping Outlet**

**Beautiful Lounge with Feature Gas
Fire**

**Fabulous Kitchen, Diner/Snug with
Door to the Conservatory**

Lobby, Hallway and Utility Room

Three Double Bedrooms

**Family Bathroom, En-Suite and
Downstairs W.C.**

For any more information regarding the property please contact us today

ENTRANCE PORCH: (front), spacious porch, double glazed windows, door to:

HALLWAY: (front), staircase to the first floor, door to:

DOWNSTAIRS W.C.: sink unit with mixer taps, low level w.c., chrome ladder radiator, tiled walls

LOUNGE: (front) 16'3 x 11'9 (4.95m x 3.58m), feature square bay double glazed window, gas fire, coving to ceiling, ceiling rose, dado rail, radiator

KITCHEN/REAR LOUNGE: (rear) 26'4 x 12'1 (8.03m x 3.68m), incorporating a range of base, wall and drawer units, granite worktops, single drainer sink unit with mixer taps, gas hob, gas oven, cooker hood, radiator, double glazed window, spotlights to ceiling, coving to ceiling, ceiling rose, door to:

CONSERVATORY: 11'1 x 9'8 (3.38m x 2.95m), double glazed windows

UTILITY ROOM: (rear) granite worktops, single drainer sink unit with mixer taps, plumbing for washing machine, and dishwasher, spotlights to ceiling

LANDING: storage cupboard, coving to ceiling

BEDROOM ONE: (rear) 12'3 x 11'9 (3.73m x 3.58m), feature bay square double-glazed window, coving to ceiling, fitted sliding wardrobes,

EN-SUITE: (rear) 6'9 x 6'4 (2.06m x 1.93m), sink unit with taps, shower cubicle, low level w.c., tiled walls, double glazed window, radiator, coving to ceiling

BEDROOM TWO: (front) 13'0 x 10'6 (3.96 x 3.20m) fitted wardrobes, coving to ceiling, two double glazed windows, radiator,

BEDROOM THREE: (front) 10'3 x 7'9 (3.12m x 2.36m), large storage cupboard, double glazed window, radiator

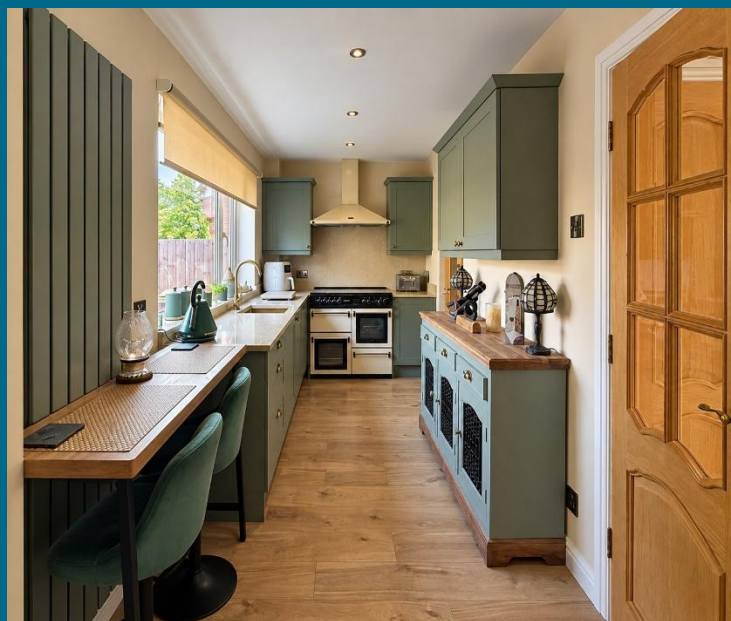
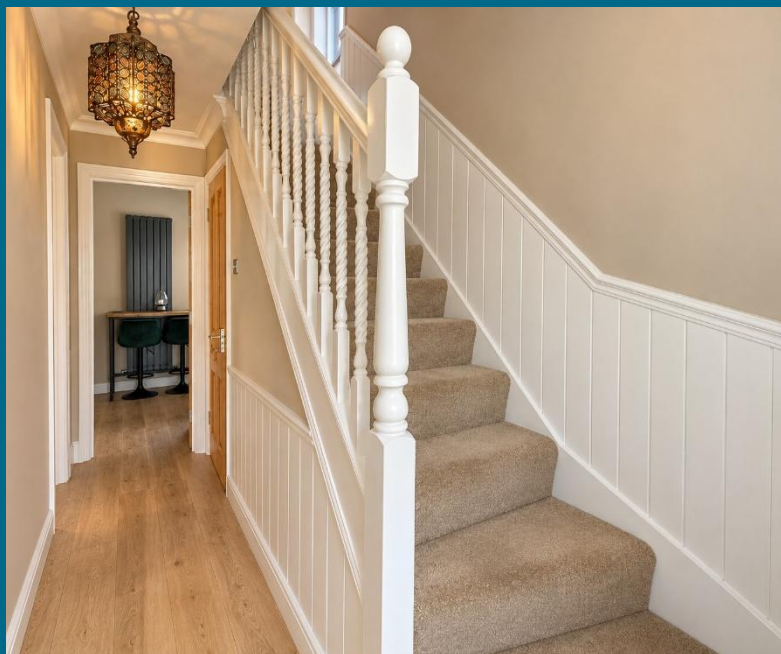
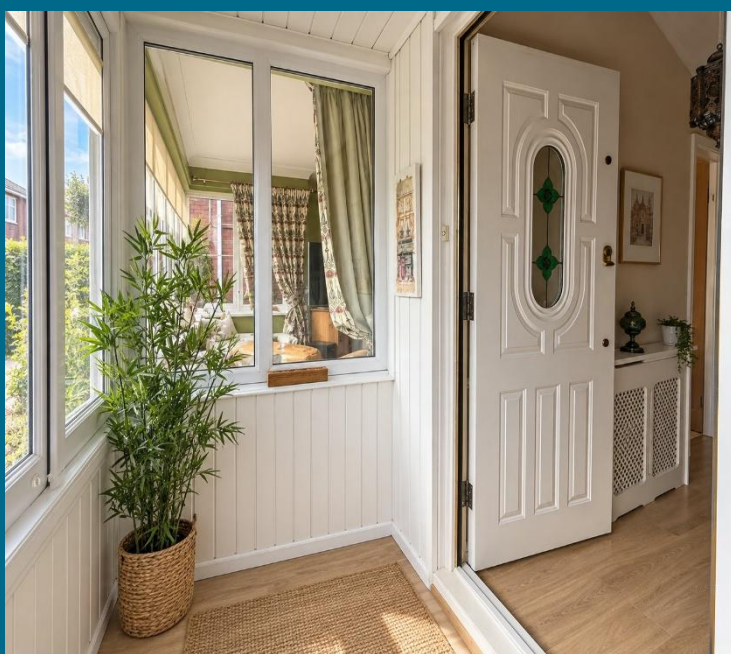
FAMILY BATHROOM: (rear) 7'1 x 6'9 (2.16m x 2.06m), panelled bath with taps, sink unit with taps, low level w.c., double glazed window, tiled walls, chrome ladder radiator

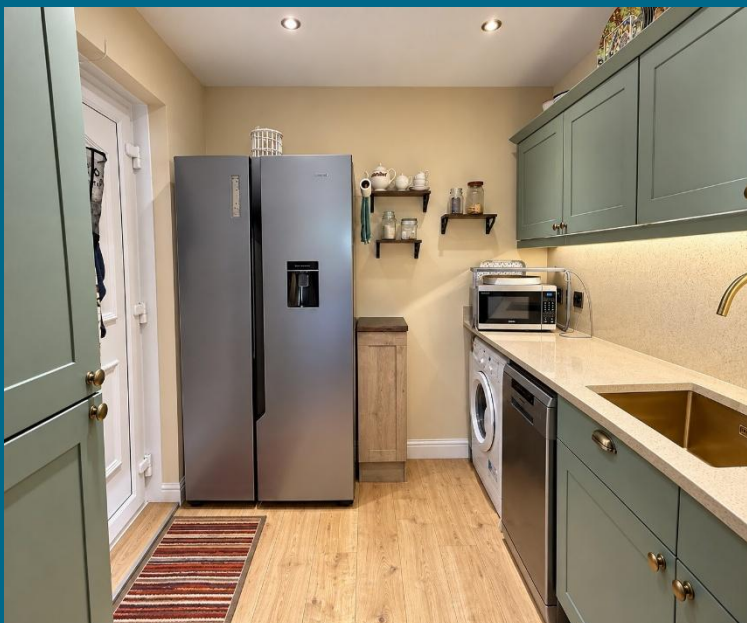
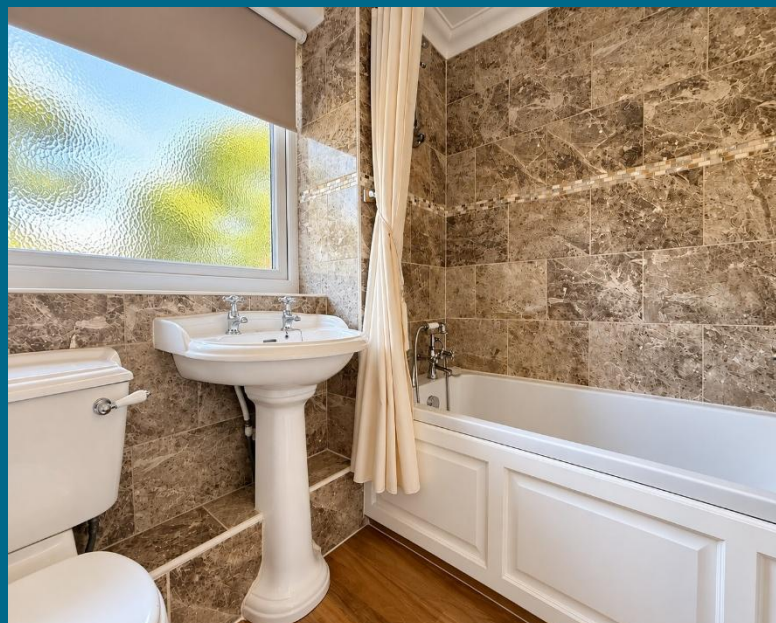
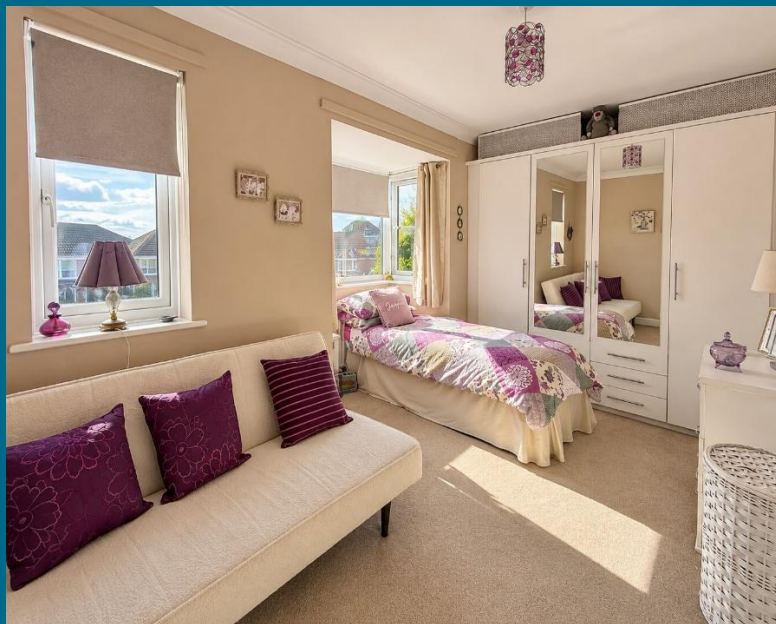
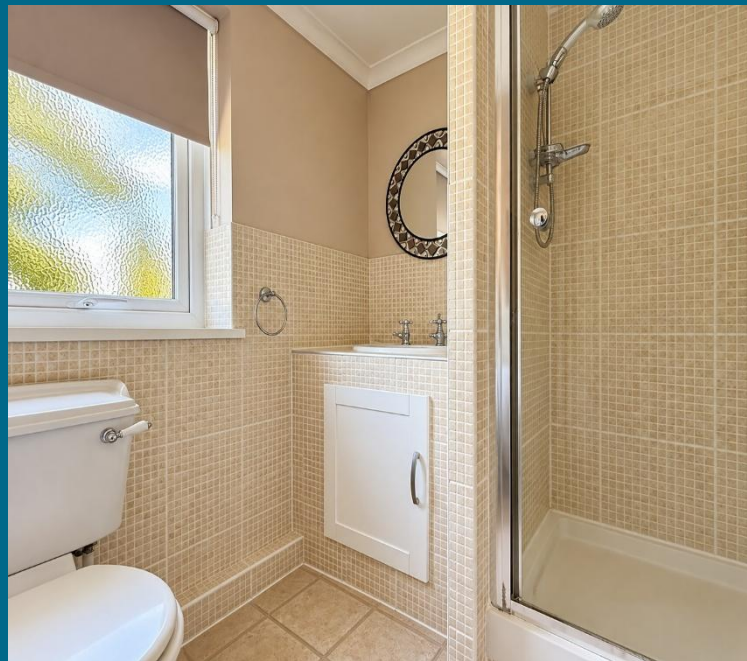
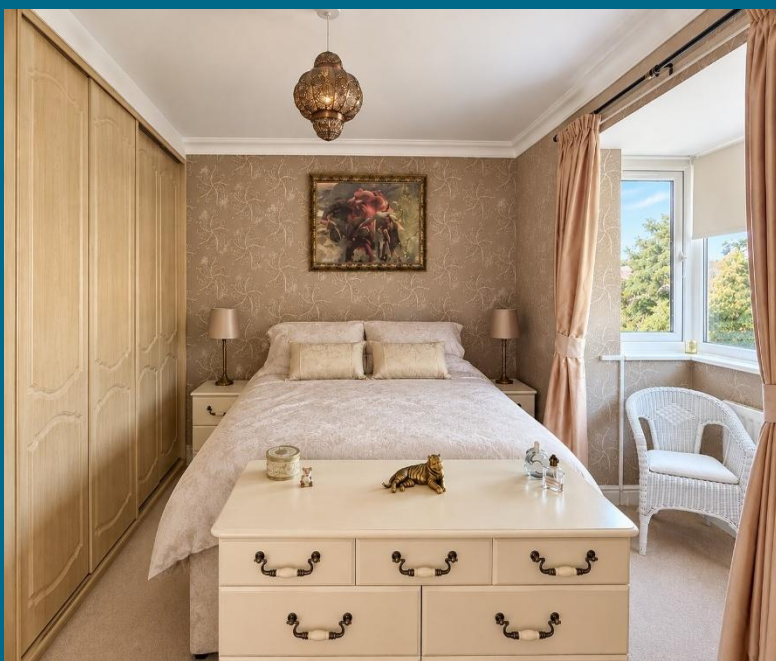
EXTERNALLY: paved double width driveway with hedge borders and to the rear of the property is a beautiful garden with lawn and patio areas, fenced borders and two sheds

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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.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Driveway

MINING

The Northeast 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

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

COUNCIL TAX BAND: C

EPC RATING: TBC

WB4085.LI.DB.23.09.2026 V.2

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. 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 as any authority to make or give any representation or warranty whatever in relation to this property.

