



Lilburn Close | North Shields | NE29 7FQ

£230,000

This beautifully presented three-bedroom semi-detached home is positioned in a quiet Cul de sac in Lilburn Close, a popular modern residential area of North Shields. Conveniently positioned for a wide range of local amenities and excellent transport links, the property offers easy access to the A19 and Silverlink Retail Park. Internally, the accommodation is stylishly presented throughout and comprises a spacious lounge, downstairs W.C. and a modern kitchen/diner with integrated appliances and French doors opening directly onto the south-westerly facing rear garden. Upstairs are three generous double bedrooms and a fabulous family bathroom. Externally, there is a double paved driveway to the front, while the enclosed rear garden features a lawn and patio seating area, ideal for enjoying the afternoon and evening sun. A wonderful opportunity to purchase a beautifully presented home!

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Beautiful Semi-Detached Family Home

Three Bedrooms

Gorgeous Lounge to the Front

Stunning Kitchen/Diner with Integrated Appliances

French Doors to the South-Westerly Rear Garden

Downstairs W.C and Family Bathroom

Fabulous Location and Close to Local Amenities and Popular Schools

Double Driveway

ENTRANCE HALLWAY: entrance door, storage cupboard, door to:

DOWNSTAIRS W.C.: 5'4 x 3'2 (1.62m x 0.9m), stylish downstairs W.C., pedestal wash basin with mixer taps, low level w.c. with push button cistern, radiator

LOUNGE: 14'3 x 11'6 (4.34m x 3.51), gorgeous lounge, two radiators, double glazed window, storage cupboard, turned staircase to the first floor

KITCHEN/DINER: 14'8 x 9'9 (4.47m x 2.97m), incorporating a range of base, wall and drawer units, coordinating worktops, integrated fridge/freezer, integrated gas hob, electric oven, cooker hood, vinyl flooring, one and a half drainer sink unit with mixer taps, double glazed window, radiator, plumbing for washing machine, French doors to rear garden

LANDING: spacious hallway, storage cupboard, double glazed window

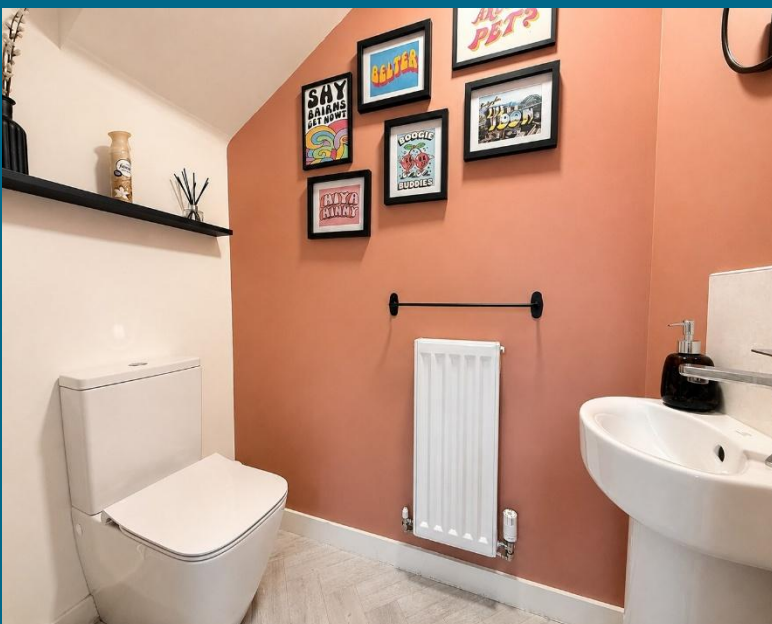
FAMILY BATHROOM: 6'3 x 6'2 (1.91m x 1.88m), wash basin unit with mixer taps, bath with taps with shower over and glass screen, low level w.c. with push button cistern, partially tiled walls, radiator, double glazed window, vinyl flooring

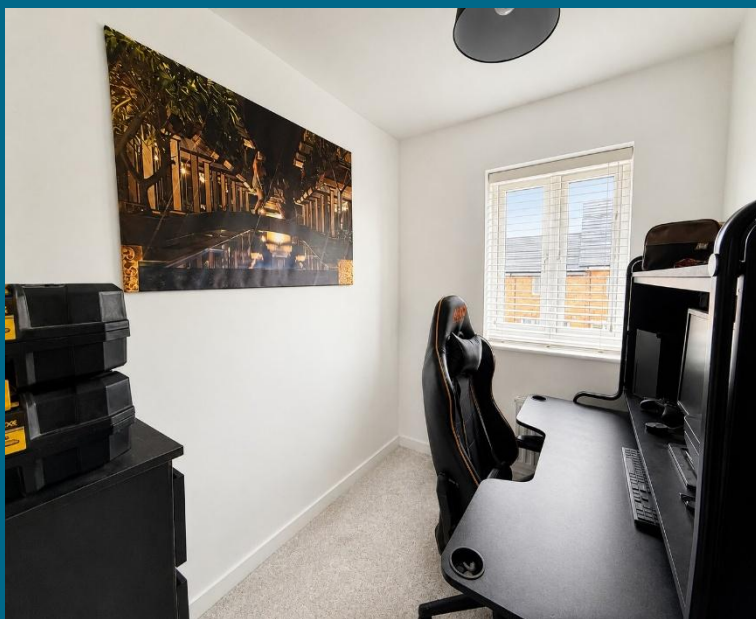
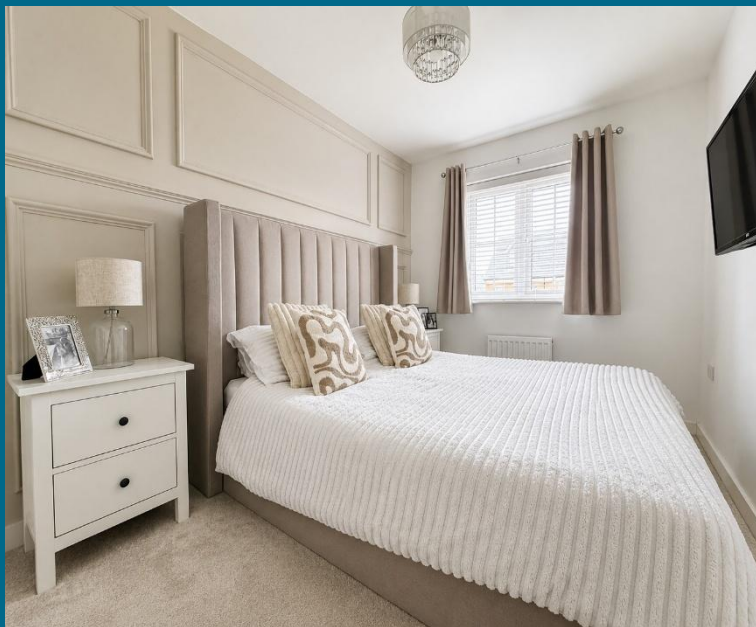
BEDROOM ONE: 8'3 x 12'7 (2.52m x 3.84m), double glazed window, radiator

BEDROOM TWO: 11'7 x 8'3 (3.53m x 2.52m), double glazed window, radiator

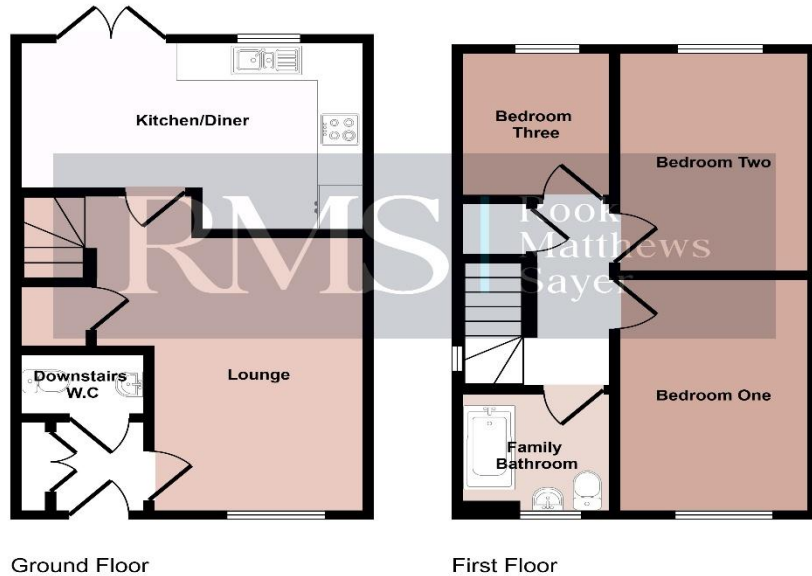
BEDROOM THREE: 6'2 x 7'3 (1.88m x 2.21m), double glazed window, radiator

EXTERNALLY: beautiful south-westerly rear garden with lawn, patio, shed, fenced borders and to the front a double paved driveway





For any more information regarding the property please contact us today



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: Cable
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.

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".

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

WB4027. LI DB.19.08.2026. V.2

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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



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