

Hartington Road | North Shields | NE30 3PU

£235,000

Located on this sought after estate this delightful three-bedroom family home. Within walking distance to popular schools, local amenities, Cullercoats Metro Station and just a short walk from Longsands Beach, offering stunning coastal walks and fabulous days out at the beach! Entrance hallway, fabulous sized lounge with French doors to the rear garden and 'L' shaped kitchen with integrated appliances. To the first floor are three spacious bedrooms all with fitted wardrobes, family bathroom with bath and separate shower cubical. We understand the loft is partially boarded out. Externally, the property boasts a gorgeous southerly aspect rear garden with lawn and patio areas, along with a double paved driveway to the front. This property also has the added benefit of no onward chain!!

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3 1 1

Beautiful Three-Bedroom Family Home

Superb Sized Lounge

French Doors to Southerly Aspect Rear Garden

'L' Shape Kitchen with Integrated Appliances

Family Bathroom with Separate Bath and Shower Cubicle

Three Bedrooms with Fitted Wardrobes

Double Paved Driveway

No Onward Chain!!

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: (front), entrance door, radiator, tiled flooring, door to:

LOUNGE: (rear) 13'7 x 18'6 (4.15m x 5.64m), substantial sized lounge, French doors to rear garden, two double glazed windows, radiator

'L' SHAPED KITCHEN: (front) 17'6 x 20'1 (5.33m x 6.35m) maximum measurements narrowing to 7'6 (2.29m), incorporating a range of base, wall and drawer units, contrasting worktops, integrated gas hob, electric oven, cooker hood, fridge, freezer, dishwasher, plumbing for washing machine, one and a half sink drainer with mixer taps, tiled walls, two double glazed windows, door to rear garden, tiled flooring, radiator

LANDING: double glazed window, storage cupboard, access to loft, door to:

BEDROOM ONE: (rear) 11'9 x 11'1 (3.58m x 3.38m), fitted wardrobe, double glazed window, radiator

BEDROOM TWO: (rear) 10'5 x 11'1 (3.18m x 3.38m) fitted wardrobe, double glazed window, radiator

BEDROOM THREE: (front) 8'2 x 8'7 (2.48m x 2.62), fitted wardrobe, double glazed window, radiator

FAMILY BATHROOM (front) 8'8 x 7'2 (2.64 x 2.18) four-piece bathroom suite comprising of bath with taps, shower cubicle, pedestal wash basin with mixer taps, low level W.C with push button cistern, chrome ladder radiator, double glazed window, tiled walls

EXTERNAL: enclosed rear garden with fenced boarders, lawn, patio and double paved driveway to the front

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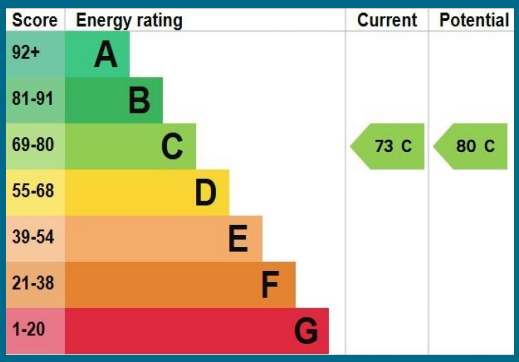
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites 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

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: B

EPC RATING: C

WB4037.LI.LI.02/09/2026. V.1

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 contrct. 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.

The Property Ombudsman

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