



Newington Drive | North Shields | NE29 9JA

£250,000

A beautifully presented three, bedroom link family home, situated within a highly sought after modern development and perfectly positioned for convenient access to local amenities. Ideally located just a two-minute walk from the popular Miller & Carter restaurant, close to local schools, bus routes, and only a five-minute drive from the charming Tynemouth Village and stunning coastline. Entrance hallway, downstairs cloaks/w.c., gorgeous lounge, spacious kitchen diner with French doors opening onto the rear garden, allowing an abundance of natural light throughout. To the first floor there are three double bedrooms, a contemporary family bathroom and access to the loft with pull down ladders providing excellent storage space. Externally the property benefits from a front garden, an allocated parking bay, private enclosed rear garden offering a wonderful outdoor space. This property has the added benefit of no onward chain!

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Gorgeous Link Family Home

Allocated Parking Bay

Stylish Spacious Lounge

Family Bathroom with Shower over Bath

Downstairs w.c

Kitchen/Diner with Integrated Appliances

Garden Front and Rear

No Onward Chain

For any more information regarding the property please contact us today

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

DOWNSTAIRS CLOAKS/WC.: sink unit with pillar taps, low level w.c, radiator, double glazed window

LOUNGE (front) 12'5 x 13'3 (3.78m x 4.04m), superb sized lounge area, laminate flooring, radiator, double glazed window, doors to:

KITCHEN: (rear) 15'6 x 8'9 (4.72m x 2.67m), incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, plumbing for washing machine, single drainer sink unit with mixer taps, tiled walls, laminate flooring, double glazed window, storage cupboard, French doors to rear garden

EXTERNALLY: stunning enclosed rear garden with porcelain tiles, lawn, fenced borders, gate out to the allocated parking bay and beautiful front garden with lawn

FIRST FLOOR LANDING AREA: storage cupboard, loft access, with pull down ladders, the loft is partially boarded with light and sturdy shelving

BEDROOM ONE: (rear) 9'7 x 12'3 (2.92m x 3.73m), radiator, double glazed window, laminate flooring

BEDROOM TWO: (front) 10'1 x 9'6 (3.07m x 2.90m), radiator, double glazed window, laminate flooring

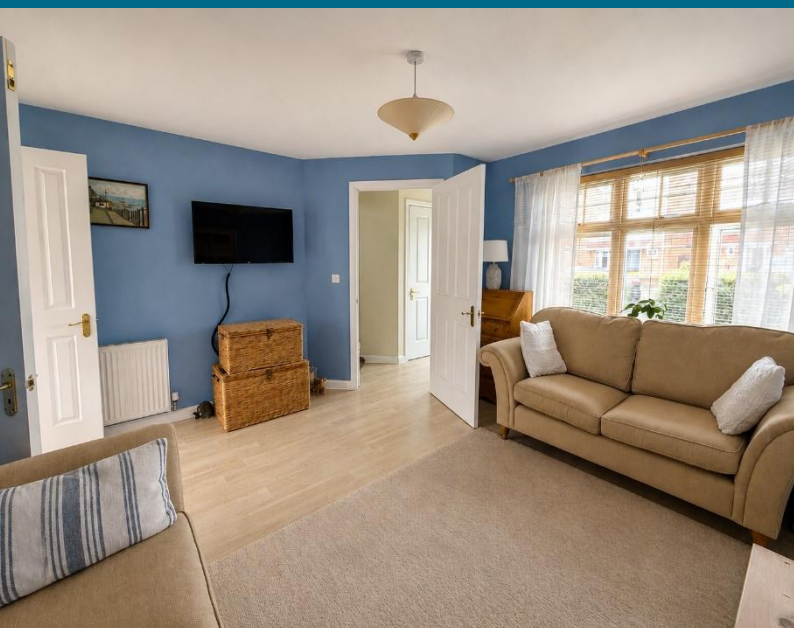
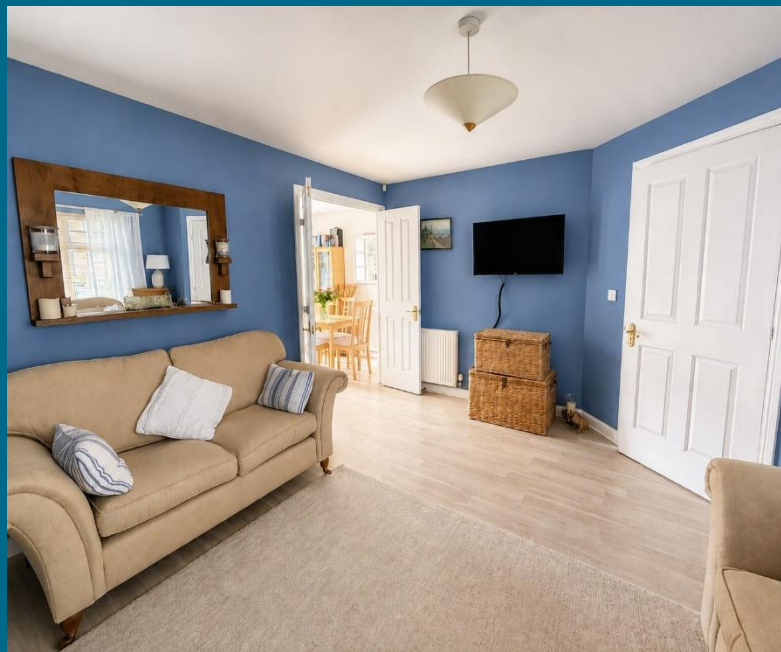
BEDROOM THREE (rear) 7'1 x 8'6 (2.16m x 2.59m) radiator, double glazed window, laminate flooring, storage cupboard

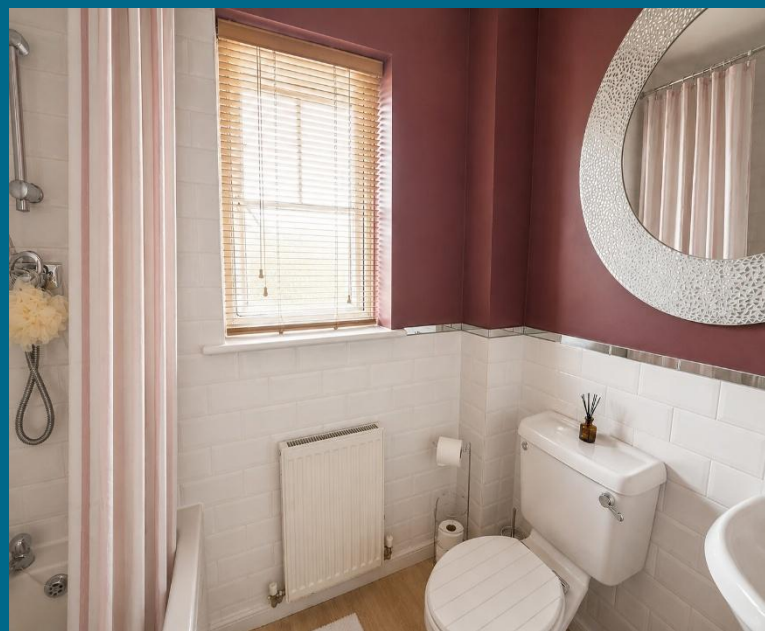
FAMILY BATHROOM (rear), contemporary family bathroom, chrome shower over bath with mixer taps, pedestal sink unit with mixer taps, low level w.c, partially tiled walls, radiator, double glazed window

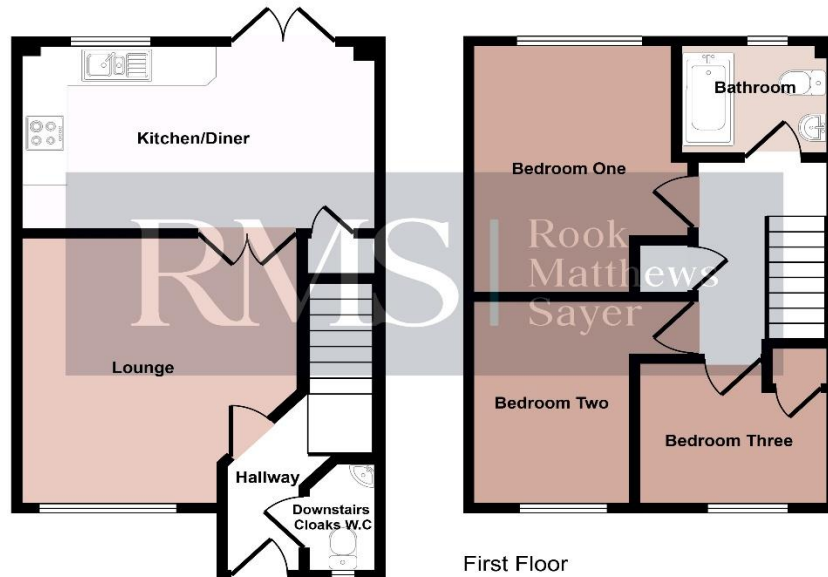
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Ground Floor

First Floor

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: Allocated Parking Bay

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
Managed Freehold: service charge £120 per annum

COUNCIL TAX BAND: B

EPC RATING: C

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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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