



Allendale Crescent | Shiremoor | NE27 0UE

**£225,000**

Positioned on this highly sought after street in Shiremoor, close to lovely walks towards Monkseaton, the Metro, amenities, schools and excellent transport links! Loved by the current family for many years and offering spacious, light and airy accommodation throughout. Entrance porch, generous hallway, lounge with feature bay window and gas fire, separate dining room overlooking the garden area. Stylish family breakfasting kitchen with a range of white units, breakfast bar and integrated appliances, separate utility room, downstairs cloaks/w.c. Three spacious bedrooms to the first floor, re-fitted modern shower room. Gorgeous, enclosed, mature, rear garden with paving, lawn and well stocked borders, block paved front driveway and garden. No onward chain!

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Double Glazed Door to:

ENTRANCE PORCH: double glazed door through to:

ENTRANCE HALLWAY: spacious hallway with staircase up to the first floor, radiator, under-stair cupboard, double glazed window, door to:

LOUNGE: (front): 14'3 x 11'4, (4.34m x 3.45m), into feature double glazed bay window and alcoves, feature brick fireplace, gas fire, display unit into alcove, radiator, double doors to:

DINING ROOM: (rear): 10'8 x 8'2, (3.25m x 2.48m), double glazed window overlooking the garden, radiator, coving to ceiling, door to:

BREAKFASTING KITCHEN: (rear): 10'7 x 9'8, (3.22m x 2.95m), stylish, re-fitted family breakfasting kitchen in white, with a range of base, wall and drawer units, breakfast bar, integrated double electric oven, hob, one and a half bowl sink unit with mixer taps, tiled floor, radiator, tiled splashbacks, door to:

UTILITY ROOM: 8'2 x 7'3, (2.48m x 2.21m), "L" shaped, maximum measurements, base and wall units, worktops, modern panelling, tiled floor, plumbed for automatic washing machine, double glazed door to garden, door to:

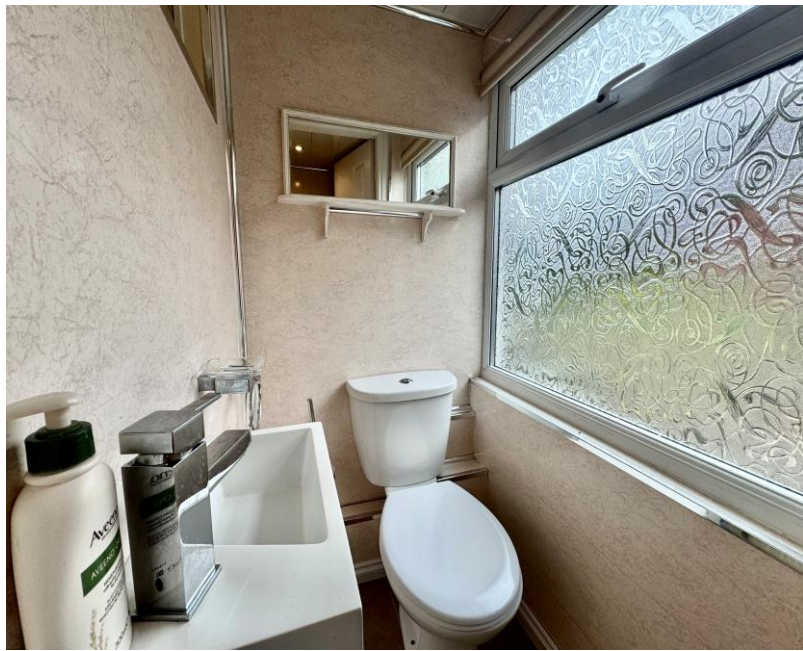
DOWNSTAIRS W.C.: low level w.c. with push button cistern, vanity sink unit with mixer taps, panelled walls, panelling to ceiling with spotlights, tiled floor, double glazed window



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**FIRST FLOOR LANDING AREA:** double glazed window, airing cupboard housing combination boiler, door to:

**SHOWER ROOM:** contemporary, re-fitted shower room, walk in shower cubicle, chrome shower, pedestal washbasin, fully tiled walls, radiator, double glazed window

**SEPARATE W.C.:** low level w.c. with push button cistern, half tiled walls, double glazed window

**BEDROOM ONE:** (front): 12'0 x 10'0, (3.66m x 3.05m), radiator, double glazed window

**BEDROOM TWO:** (rear): 10'5 x 9'3, (3.18m x 2.82m), radiator, double glazed window

**BEDROOM THREE:** (front): 8'8 x 7'6, (2.64m x 2.29m), radiator, double glazed window, loft access

**EXTERNALLY:** lovely, enclosed and well, maintained rear garden, mature with well stocked borders, patio areas and lawn. Front, block paved driveway, lawned area and garage with power and lighting

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: ASDL

Mobile Signal Coverage Blackspot: No

Parking: Garage/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: D**

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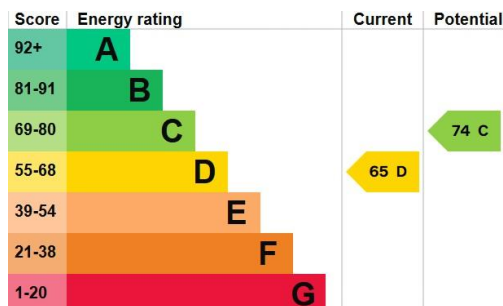
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Ground Floor

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.



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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.