



Countess Way | Shiremoor | NE27 0FN

£225,000

A beautifully presented three-bedroom mid-terraced home with a generous rear-facing living room, dining kitchen, stylish upgraded bathroom, enclosed garden and the considerable advantage of a detached garage with parking. The accommodation opens into a welcoming hallway together with a convenient ground-floor WC. The dining kitchen is fitted with contemporary high-gloss cabinetry, contrasting work surfaces and a range of appliances, with space for a dining table and chairs. To the rear, the generously proportioned living room enjoys plenty of natural light through a wide arrangement of windows and French doors opening directly onto the garden. Upstairs are three bedrooms, including a spacious principal bedroom, alongside an impressive bathroom finished with large-format tiling, contemporary black fittings and a rainfall-style shower over the bath. Outside, the enclosed rear garden combines lawn and paved seating areas, while a detached garage and parking space add a particularly useful practical feature. A smart, well-maintained home with a well-balanced layout and excellent presentation throughout.

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Beautifully Presented Three-Bedroom Mid-Terrace

Living Room with Direct Garden Access

Impressive Contemporary Bathroom

Useful Ground-Floor W.C

Enclosed Lawned & Paved Rear Garden

Detached Garage with Driveway Parking

Excellent Access to Shops, Schools and Transport Links

Modern Dining Kitchen with Integrated Appliances

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Entrance door, radiator, decorative wall panelling, staircase to first floor, under stairs storage cupboard, door to:

GROUND FLOOR W.C: 3'1" x 6'3" (0.94m x 1.91m) Low-level WC, pedestal wash hand basin with mixer taps, radiator, double-glazed window.

DINING KITCHEN: 8'2" x 13'9" (2.49m x 4.19m) Fitted with a range of contemporary high-gloss wall and base units with contrasting work surfaces, sink and drainer unit with mixer tap, integrated gas hob with extractor hood above, electric oven, fridge/freezer, washing machine, slimline dishwasher, radiator, double-glazed window and space for dining table and chairs.

LIVING ROOM: 10'11" x 15'6" (3.33m x 4.72m) A generous rear-facing reception room, radiator and an excellent amount of natural light provided by double-glazed windows and French doors opening directly onto the rear garden.

LANDING: Loft access, storage cupboard, door to:

BEDROOM ONE: 14'1" x 8'8" (4.29m x 2.64m) Generous principal bedroom with double-glazed window, radiator.

BEDROOM TWO: 9'10" x 8'8" (3.00m x 2.64m) Double-glazed window, radiator.

BEDROOM THREE: 8'7" x 6'6" (2.62m x 1.98m) Double-glazed window, radiator.

BATHROOM: 6'6" x 5'3" (1.98m x 1.60m) Stylishly appointed and extensively tiled bathroom comprising panelled bath with black rainfall-style shower fitting and black-framed glazed shower screen, contemporary vanity unit with wash hand basin and mixer tap, low-level WC, black heated towel rail, recessed ceiling spotlights, frosted double-glazed window.

EXTERNALLY: The property is approached via a pathway with a small lawned frontage.

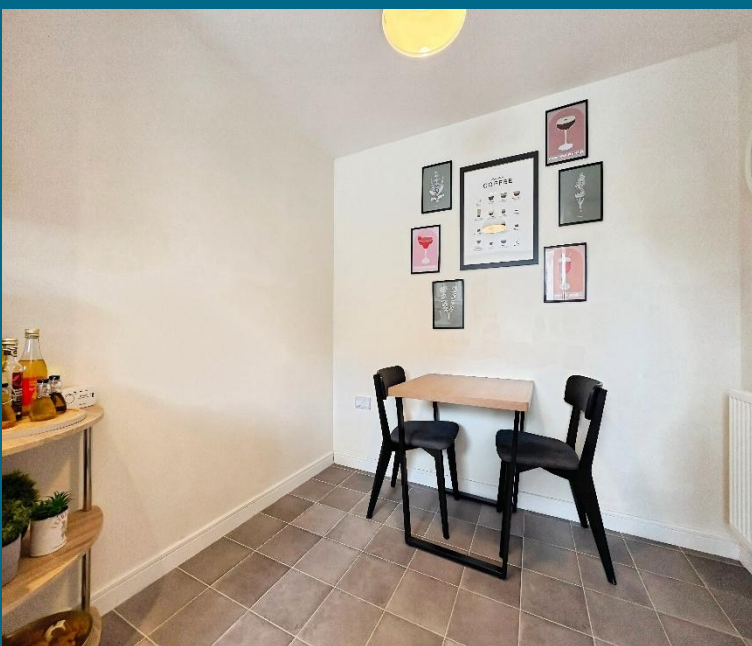
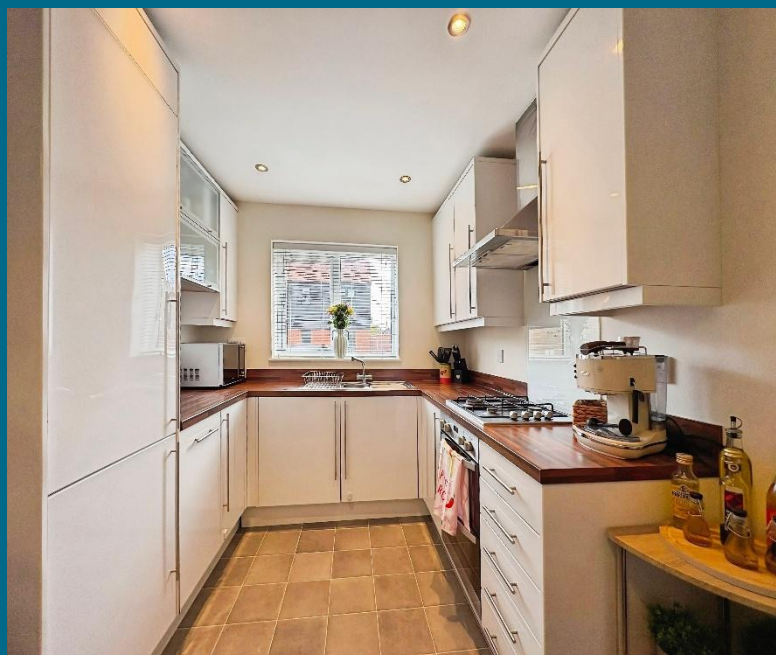
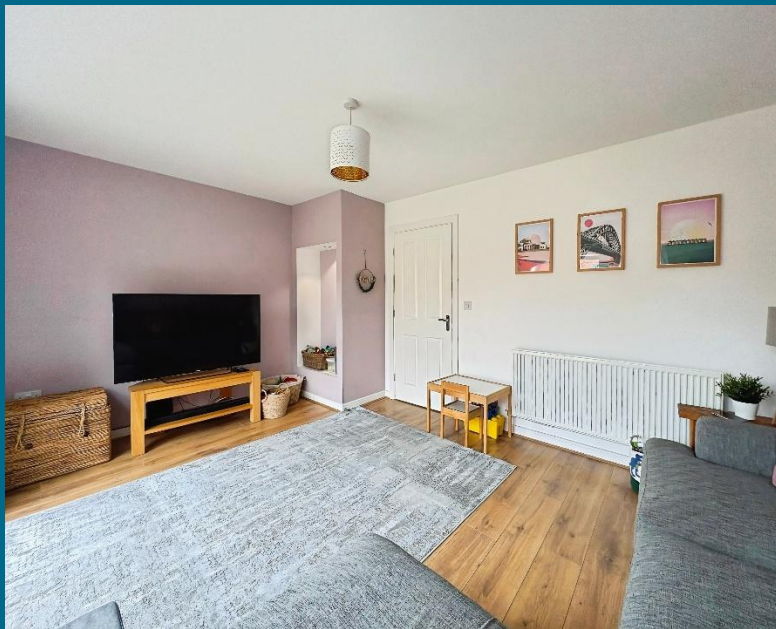
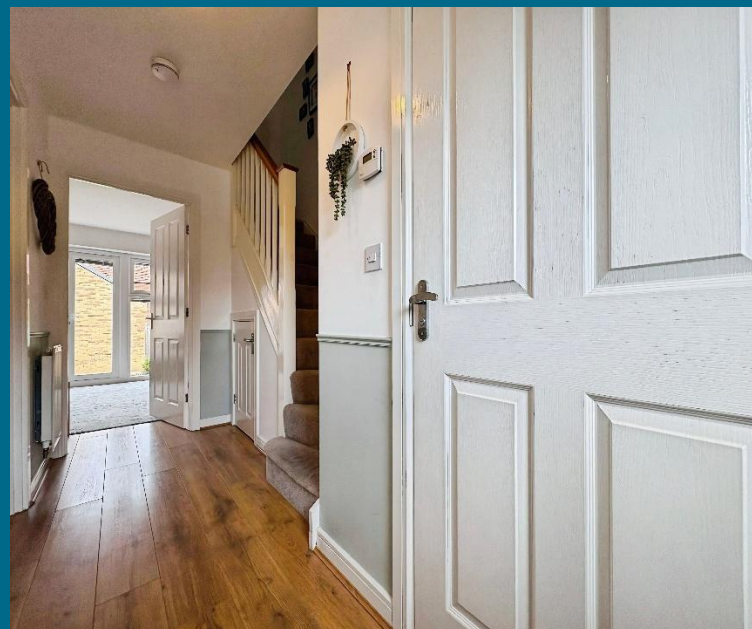
Enclosed rear garden with a central lawn, paved patio and pathways, planted borders, gravelled area and gated access to garage.

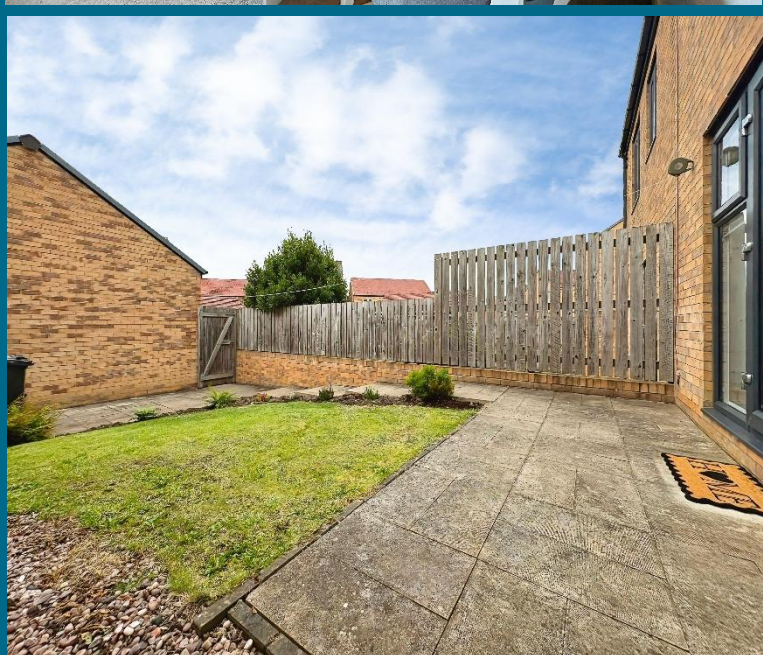
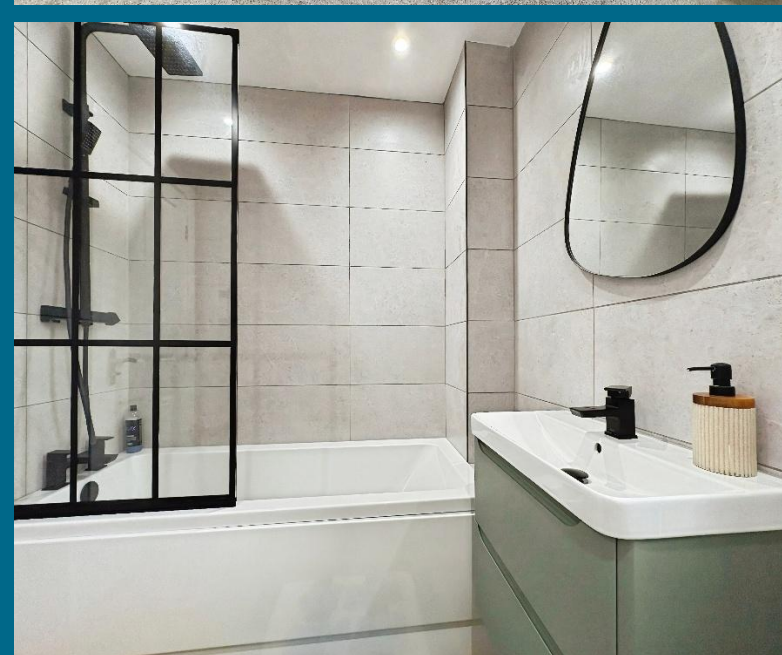
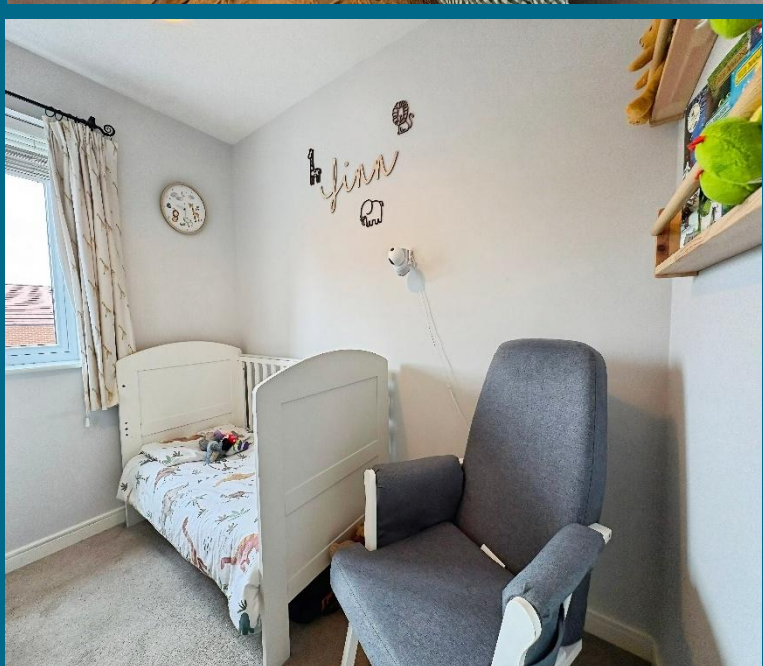
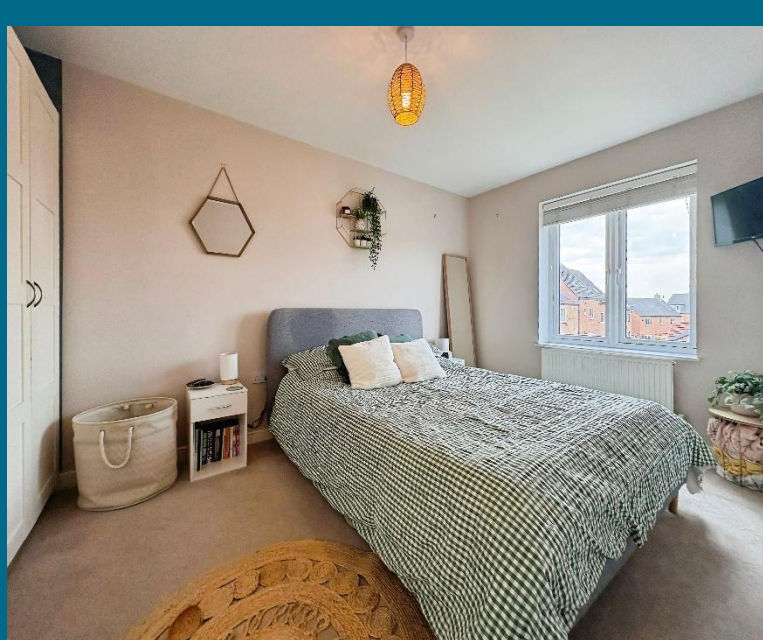
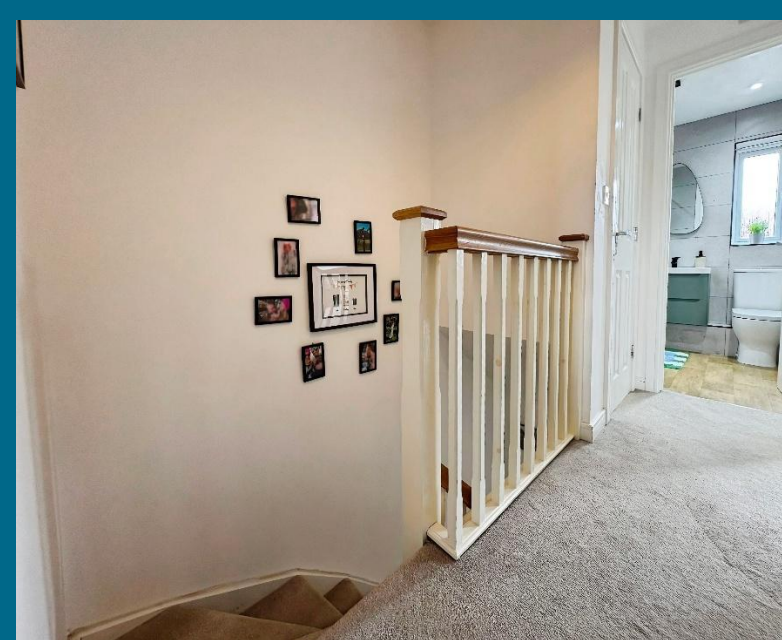
GARAGE: 8'7" x 17'3" (2.62m x 5.26m) Detached garage with a parking space positioned directly in front, providing useful off-street parking.

T: 0191 2463666

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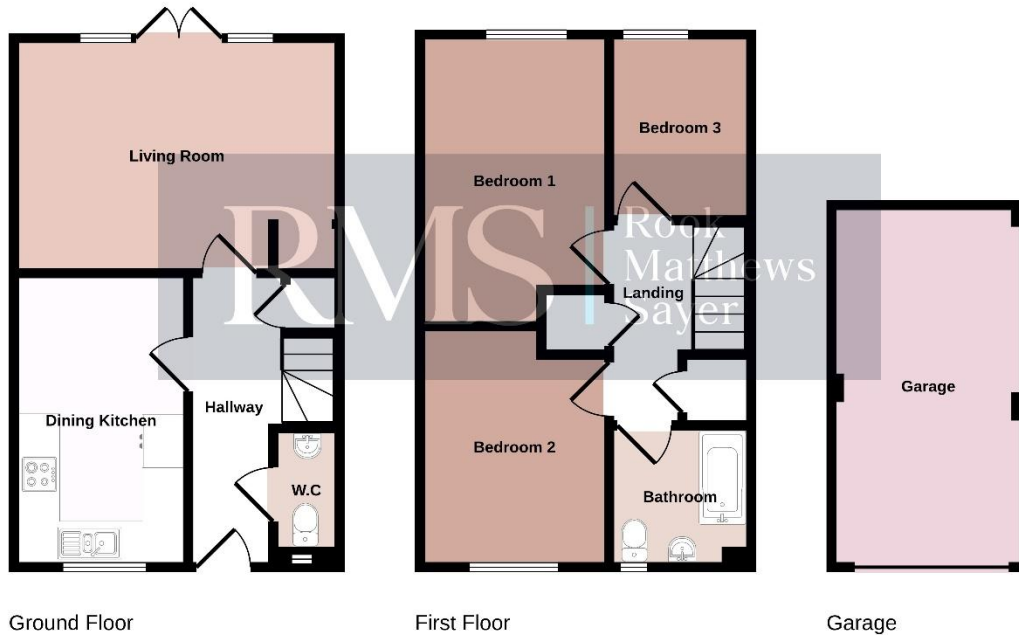




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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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

Leasehold It is understood that this property is Leasehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Leasehold 125 years from 01.01.2007, Years remaining 106

Ground Rent: £193.44 per annum payable to Home Ground

Building Insurance, £133.59 per annum

No service charge

COUNCIL TAX BAND: C

EPC RATING: TBC

WB3984 TJ.DB.14.08.2026 V.1

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.

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