



Park Lane | Shiremoor | NE27 0TF

£175,000

This lovely two-bedroom property combines spacious accommodation with an excellent rear garden, off-street parking and a summer house. The accommodation begins with an entrance hallway leading into a bright and comfortable living room, which in turn provides access to the generous dining kitchen spanning the rear of the property, with ample space for dining and direct access into the garden. Upstairs, there are two well-proportioned double bedrooms, the principal being particularly spacious and the smaller having full width mirrored sliding wardrobes. The porcelain tiled bathroom has a, full length walk in thermostatic, power shower. Outside is a real highlight, with off-street parking to the front and a generously sized, attractively planted rear garden offering plenty of space for seating and entertaining, complemented by a timber summer house. The property is also conveniently positioned for local amenities and transport links throughout the surrounding area.

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Two-Bedroom Semi-Detached House

Spacious Principal Bedroom

Generously Sized Enclosed Rear Garden

Driveway Plus Additional Gated Parking Space

Well Presented Throughout

Dining Kitchen with Access to the Garden

Bright and Spacious Living Room

Convenient Access to Local Amenities and Transport Links

For any more information regarding the property please contact us today

ENTRANCE HALL: Entrance door, staircase rising to the first floor, door to:

LIVING ROOM: 14'6" x 11'10" (4.41m x 3.60m) Double glazed window to front, radiator, door to:

DINING KITCHEN: 17'9" x 8'8" (5.42m x 2.63m) with a particularly generous dining kitchen extending across the rear of the property, fitted with a range of wall and base units with contrasting work surfaces, tiled splashbacks, steel sink and drainer unit, space for freestanding cooker, space and plumbing for washing machine, space for fridge/freezer, useful under stairs storage cupboard, tiled flooring, radiator, double glazed windows overlooking the rear garden and external door providing access outside.

LANDING: Double glazed window to side, built-in storage cupboard, loft access, door to:

BEDROOM ONE: 17'7" x 8'4" (5.37m x 2.54m): A notably generous principal bedroom extending across the front of the property, double glazed window to front, radiator.

BEDROOM TWO: 9'1" x 8'11" (2.76m x 2.71m) Double glazed window overlooking the rear, radiator, fitted wardrobes with sliding mirrored doors.

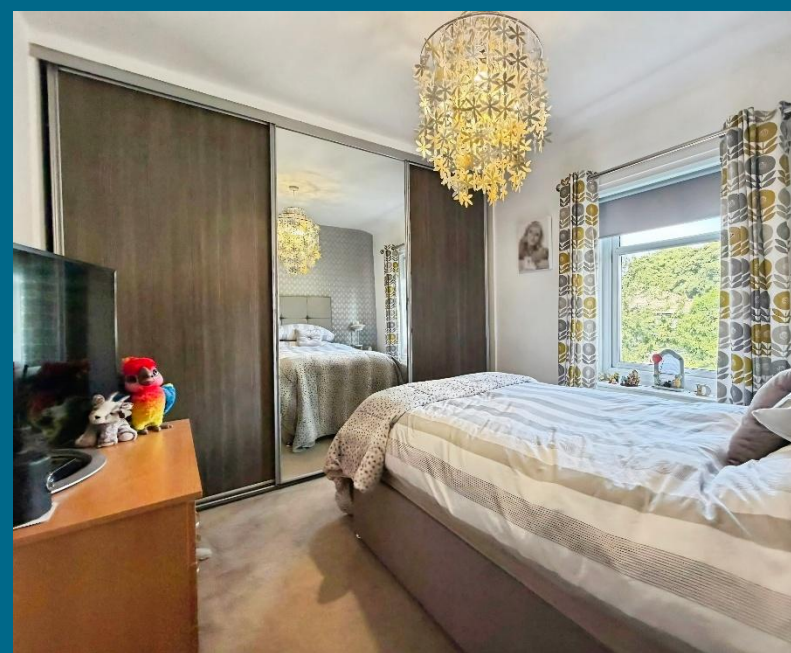
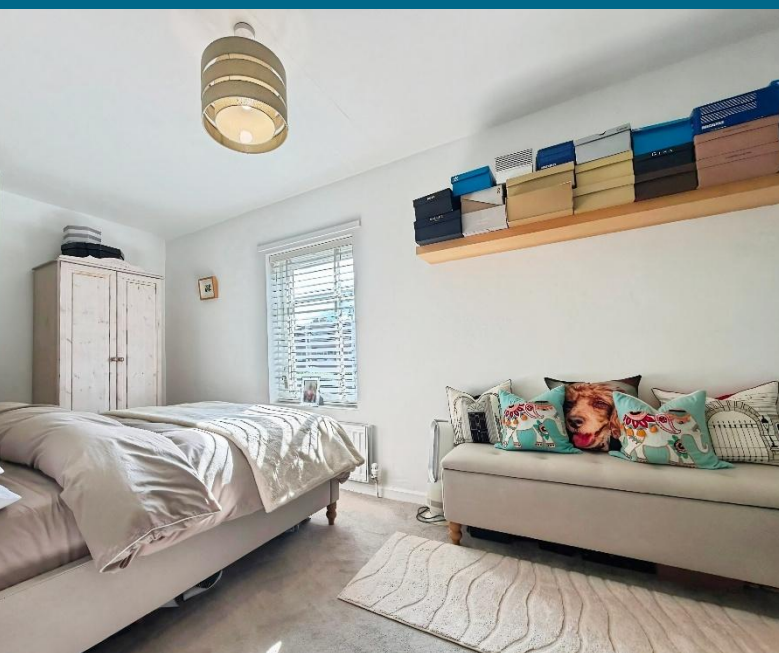
SHOWER ROOM: 8'9" x 6'8" (2.67m x 2.04m) A spacious shower room fitted with a three-piece suite comprising large walk-in shower enclosure with glazed screen, pedestal wash hand basin and low-level WC, radiator, tiled walls, double glazed window to rear.

EXTERNALLY: The property occupies a generous position with a lawned frontage and driveway to the side leading through double gates to an additional enclosed parking area with gated access to the rear garden and storage shed.

To the rear is a particularly attractive and generously proportioned enclosed garden, predominantly laid to lawn with established planting and borders, together with a paved seating area adjoining the house and pathway leading through the garden.

Positioned towards the rear of the garden, the timber summer house provides an excellent additional space for sitting and relaxing, with windows providing natural light and views back across the garden.







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: 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.

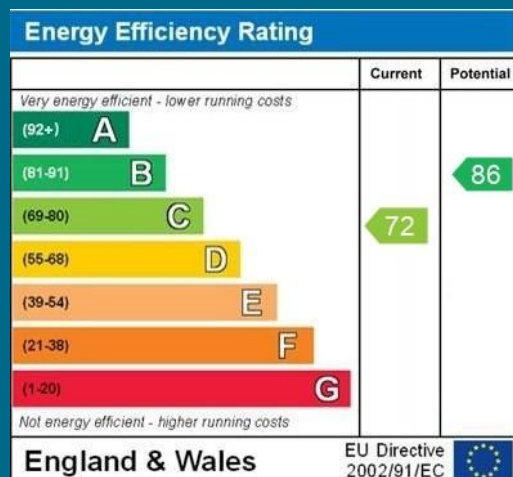
TENURE

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: A

EPC RATING: D

WB3977 TJ.DB.10.08.2026 V.2



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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