



Countess Way | Shiremoor | NE27 0FN

£190,000

A beautifully presented two-bedroom semi-detached home, offering stylish accommodation throughout together with a detached garage that has driveway parking. The property features a modern fitted kitchen, elegant rear living room with decorative wall panelling and French doors opening onto the private rear garden, ground floor WC. To the first floor there are two well-proportioned bedrooms with a calm and refined finish. Completing the first- floor accommodation is a stylish contemporary bathroom. Externally there is an enclosed rear garden with lawn and patio area together with a detached garage and additional parking space. Conveniently located close to local shops, schools, transport links and Shiremoor Metro Station that also serves the recently new Northumberland trainline

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Two Bedroom Semi-Detached Home

Beautifully Presented Throughout

Elegant Rear Living Room with French Doors to Garden

Ground Floor W.C.

Private Enclosed Rear Garden

Detached Garage with Driveway Parking

Two Well Proportioned Bedrooms

Excellent Access to Shops, Schools and Transport Links

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Front entrance door, radiator, staircase leading to first floor, door to:

KITCHEN 10'7" x 5'3" (3.23m x 1.60m): Double glazed window, fitted wall and base shaker style units, work surfaces, basin with mixer tap, integrated oven, gas hob, cooker hood, tiled flooring, radiator.

GROUND FLOOR WC 5'7" x 3'0" (1.70m x 0.91m): Low level WC, pedestal wash basin, radiator, tiled flooring, double glazed window.

LIVING ROOM 14'0" x 12'3" (4.27m x 3.73m): Double glazed French doors to rear garden, decorative wall panelling, radiator, under stairs storage cupboard.

FIRST FLOOR LANDING: Loft access hatch, radiator, door to:

BEDROOM ONE 12'4" x 8'10" (3.76m x 2.69m): Double glazed window, radiator, fitted wall panelling.

BEDROOM TWO 12'9" x 9'2" (3.89m x 2.79m): Double glazed window, radiator, fitted wall panelling, storage cupboard.

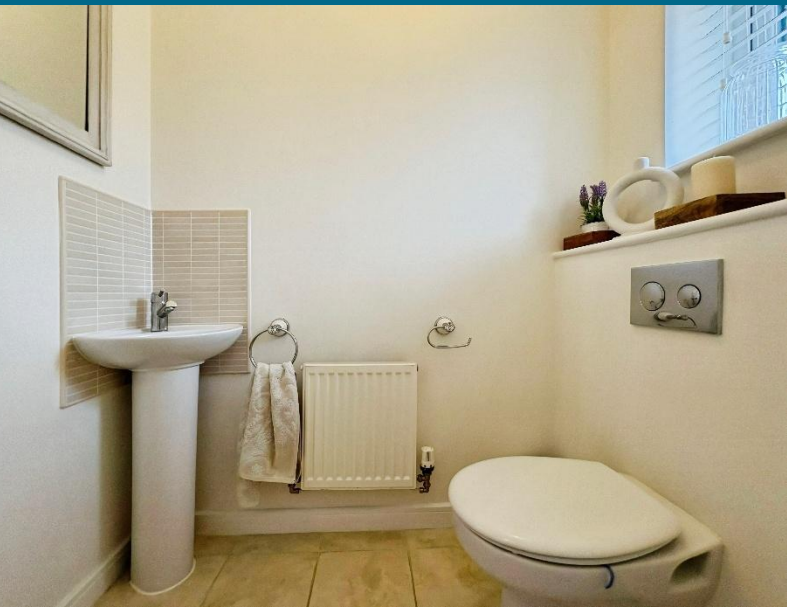
BATHROOM 6'4" x 5'6" (1.93m x 1.68m): Panelled bath with rainfall shower over and glazed screen, pedestal wash basin, low level WC, tiled walls, radiator.

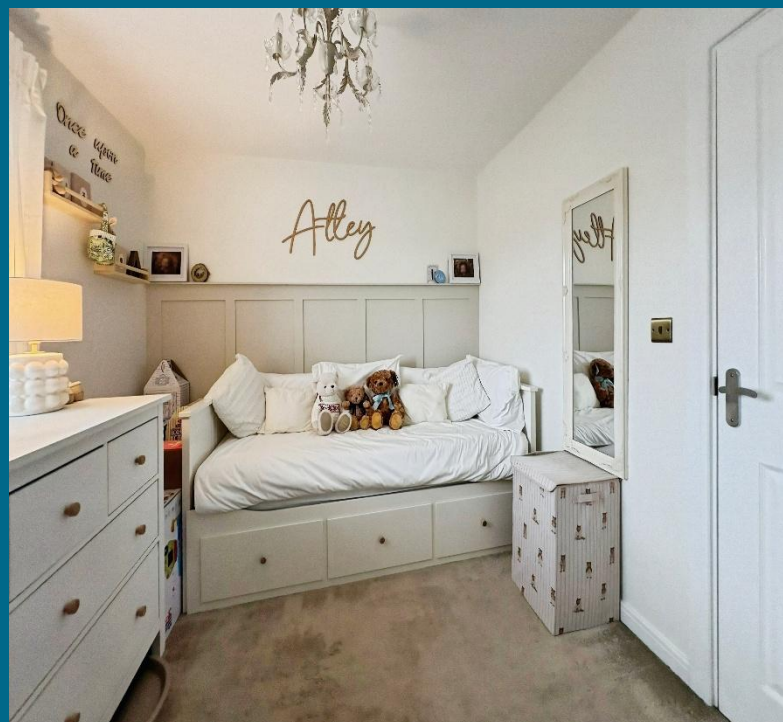
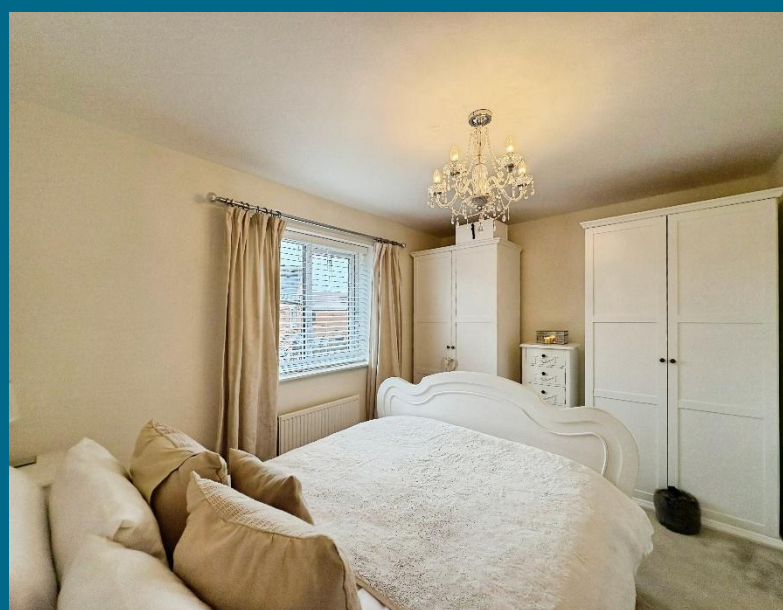
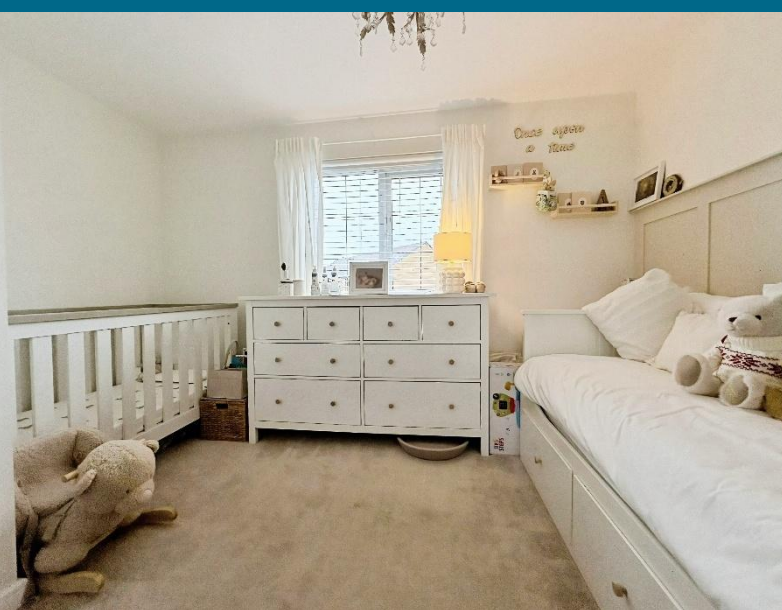
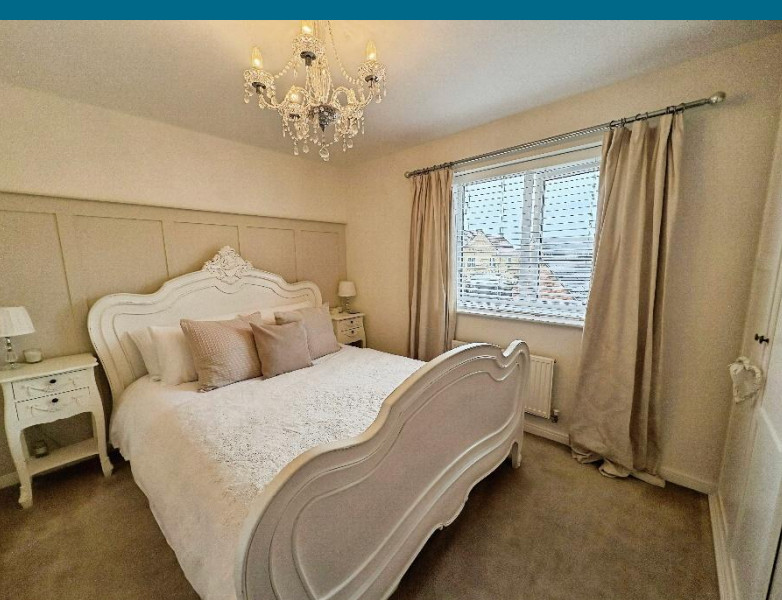
EXTERNAL: Enclosed rear garden with lawn and paved patio seating area. Detached garage with additional driveway parking space positioned in front.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 01/01/07 105 years remaining. Ground Rent £193.44 per annum payable to Home ground

COUNCIL TAX BAND: B

EPC RATING: C

B3789.TJ.DB.12/05/2026.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 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 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.



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