



Rosewood Close, North Shields  
Offers Over £250,000

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RICHARDSONS 



# Rosewood Close North Shields, NE29 8AG

- Semi - Detached House
- Three Bedrooms
- Downstairs Cloakroom
- Private Rear Garden
- Prestigious Estate
- Kitchen Diner
- En Suite
- EPC Rating B

Offers Over £250,000



**\*\* Rare To The Market \*\* Immaculately Presented \*\* Three Bedroom Semi \*\***

Richardsons welcomes to the market this beautifully presented three bedroom semi-detached house, located within the popular residential area of Rosewood Close, North Shields. This immaculate property is situated in the exclusive development of Dove Park, less than a five minute walk from Rake Lane Hospital.





Richardsons welcomes to the market this beautifully presented three bedroom semi-detached house, located within the popular residential area of Rosewood Close, North Shields. This immaculate property is situated in the exclusive development of Dove Park and less than a five minute walk from Rake Lane Hospital, as well as many shops, transportation links and excellent schooling, perfect for a family home in this location.

Briefly comprising: A welcoming hallway providing access into the main living room, complete with electric fire and modern decor allowing for a 'turn key' move in ready home. Added to the many premium finishes throughout the home are a high quality oak doors.

The open plan kitchen/diner to the rear is perfect for entertaining, with high gloss units and a full range of premium integrated appliances, including stainless steel double oven, 5 burner gas hob, microwave, dishwasher, washing machine and fridge freezer. The kitchen also allows for access into the sunny rear garden via bi-folding doors.

Up to the first floor, there is a main bedroom with modern en-suite, with floor to ceiling tiling, chrome towel rails and walk in shower. Bedroom two is a good double size, with bedroom three a single bedroom. Completing the home is a large family bathroom, with stylishly tiled walls and flooring, chrome towel rails and shower/tap fittings and bath.

Externally to the rear, there is a low maintenance, well manicured garden. With a driveway at the front and ample visitors parking.

North Shields offers a wide range of amenities including the regenerated North Shields Fish Quay which showcases a cosmopolitan mix of elite dining and brasseries. The attractively developed picturesque marina and Royal Quays outlet is also nearby, along with the popular Tynemouth Village. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre.

This property requires an internal inspection to truly appreciate the accommodation being offered. To secure a viewing in the first instance please contact our office or visit our website.

Approximate Room Measurements:

<b>LOUNGE</b>	11'6" x 15'8" (3.51m x 4.8m)
<b>KITCHEN DINER</b>	16'7" x 9'1" (5.08m x 2.79m)
<b>MAIN BEDROOM</b>	12'0" x 10'7" (3.66m x 3.25m)
<b>BEDROOM 2</b>	9'3" x 8'11" (2.82m x 2.74m)
<b>BEDROOM 3</b>	6'11" x 9'3" (2.13m x 2.82m)

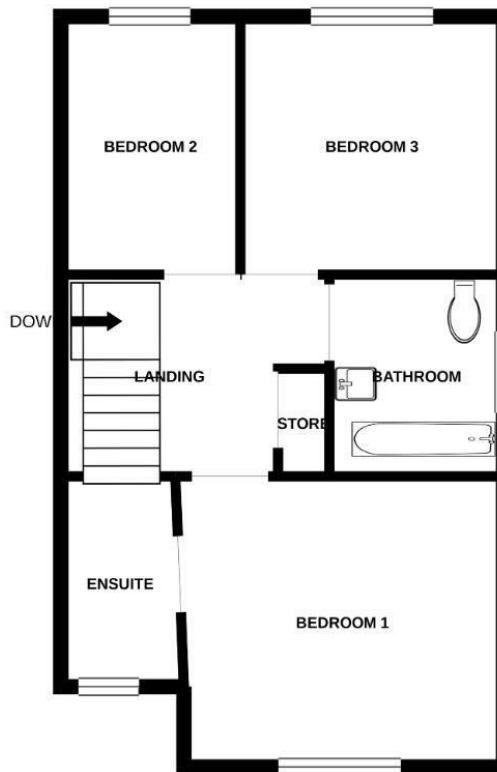




GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.

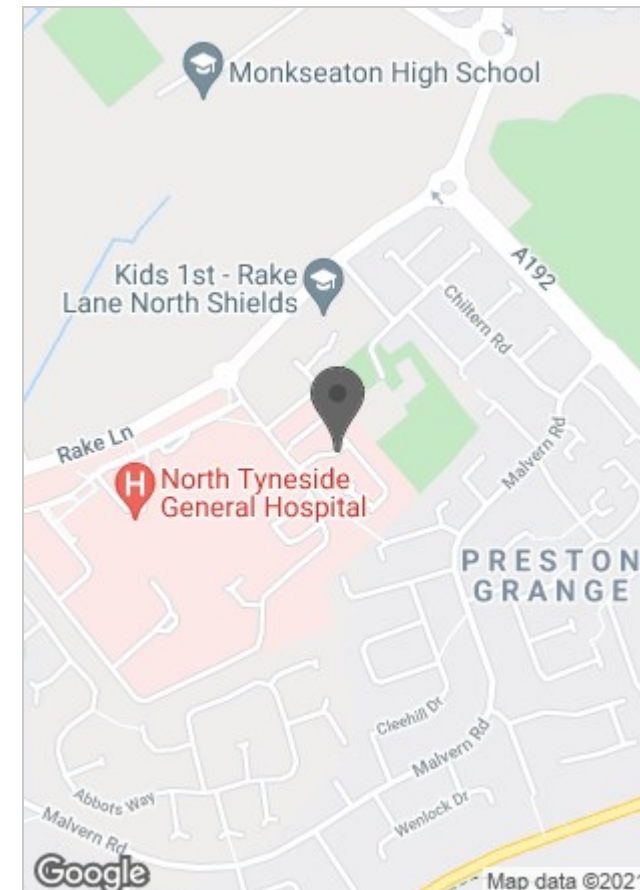


1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			96
(81-81) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact our Richardson Estates Office on 01912903770 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.