



## 4 bed detached house to buy in

Mitford Grove, North Shields, Tyne and Wear, NE29 7FJ

# £132,000

 x4  x2  x2

Tenure

**Leasehold**

Driveway & Garage parking

## Property features

- ✓ 40% Shared Ownership - An Affordable Route To Home
- ✓ Former Show Home - Finished To An Exceptional Standard
- ✓ Master Bedroom With Private
- ✓ Stunning Open Plan Kitchen And Dining Room With French Doors To Garden
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Arrange a viewing

Donna Briggs  
Branch Manager  
Forest Hall

0191 2150677  
forest.hall@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are delighted to welcome to the market this stunning four-bedroom shared ownership home, available to purchase at a 40% share, situated on Mitford Grove, North Shields.

Previously serving as the development's show home, the property is finished to an exceptional standard throughout, boasting high-quality fixtures and fittings that set it apart from comparable homes currently available. This is a rare opportunity to acquire a modern, immaculately presented family home that is truly ready to move straight into.

The ground floor features a fantastic open-plan kitchen and dining area, ideal for modern family living and entertaining, while the spacious living room offers a comfortable and inviting space to relax. A downstairs WC and a separate utility room, complete with fitted worktops and storage, add further practicality to the home.

To the first floor, there are four generously sized bedrooms, with the principal bedroom benefitting from a stylish en-suite, reflecting the high standard carried throughout the property.

Please note: The advertised price represents a 40% share of the property under the shared ownership scheme.

Monthly rent: £489.33

Monthly service charge: £55.09

All prospective purchasers must be approved via application to Riverside Home Ownership. Further details regarding the scheme are available upon request.

Pattinson Forest Hall would be delighted to assist with arranging a viewing. Please contact us on 0191 215 0677 or email forest.hall@pattinson.co.uk. Early viewing is strongly recommended.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 995

Shared Ownership Percentage: 40

Price: £132,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## External

This impressive modern detached home immediately catches the eye with its attractive brick elevations, slate effect roof and white uPVC double glazed windows, presenting excellent kerb appeal from the moment you arrive. To the front of the property there is a neat lawned garden with a paved pathway leading to the front entrance door, set within a well-maintained residential development.



## Living Room

*5.45m x 3.65m (17'10" x 11'11")*

A spacious and beautifully presented living room, tastefully decorated with a two-tone painted finish and fitted carpet throughout. The room benefits from a large double glazed window to the front elevation, flooding the space with natural light, and is further complemented by a contemporary multi-arm ceiling light fitting and radiator.



## Kitchen/Dining Area

*7.15m x 3.88m (23'5" x 12'8")*

A truly impressive open-plan kitchen and dining room, representing the heart of this exceptional home. The kitchen is fitted with a comprehensive range of wall and base units with contrasting dark worktops, integrated gas hob, electric oven, extractor hood and stainless steel sink and drainer. The dining area comfortably accommodates a large family dining table and benefits from French doors opening directly onto the rear garden, creating a wonderful indoor-outdoor flow, all finished with tiled flooring throughout.



## Study

*2.09m x 2.06m (6'10" x 6'9")*

A versatile room currently utilised as a home office, presented in excellent condition with a two-tone painted finish and fitted carpet. The room benefits from a double glazed window to the front elevation, a radiator, and fitted wardrobe, making it equally suitable as a nursery or additional bedroom if required.



## Utility Room

*2.09m x 1.66m (6'10" x 5'5")*

A highly practical utility room, finished to the same high standard as the rest of the property. The room is fitted with a range of base units with contrasting dark worktops, providing ample storage and workspace. Housing the Baxi combination boiler, the room also benefits from plumbing for a washing machine, tiled flooring and a radiator.



## W/C

A stylishly appointed downstairs WC, finished to a high standard with striking feature wallpaper, tiled flooring and a double glazed frosted window. The suite comprises a low level WC and pedestal wash hand basin with chrome fittings, complemented by a gold framed mirror.



## Bedroom 1

4.60m x 3.65m (15'1" x 11'11")

A generously sized master bedroom, beautifully presented with elegant cloud-effect feature wallpaper and fitted carpet. The room benefits from a large double glazed window to the front elevation, a radiator and a stylish decorative ceiling light fitting, with a private en-suite facility



## Ensuite

A beautifully finished en-suite shower room, fully tiled in a contemporary dark slate-effect tile from floor to ceiling. The suite comprises an enclosed shower cubicle with glazed door, low level WC and wall-mounted wash hand basin with chrome fittings, complemented by a gold framed mirror. The room further benefits from a frosted double glazed window and radiator.



## Bedroom 2

3.79m x 2.76m (12'5" x 9'0")

further well-sized bedroom, currently decorated with a striking print feature wallpaper, fitted carpet, double glazed window, radiator and ceiling light fitting.



## Bedroom 3

3.26m x 2.74m (10'8" x 8'11")

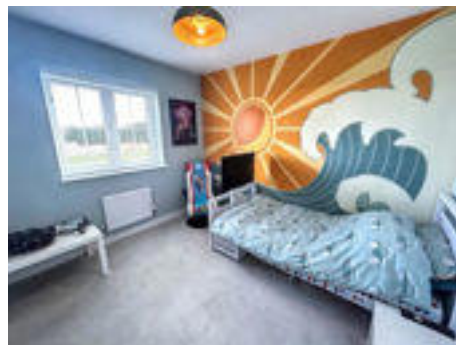
A well-proportioned double bedroom presented in a warm, neutral palette with fitted carpet. The room benefits from a double glazed window, radiator and ceiling light fitting, offering a comfortable and versatile space suitable for a range of uses.



## Bedroom 4

3.40m x 3.19m (11'1" x 10'5")

A good sized bedroom with a bold and eye-catching feature wall mural, fitted carpet, double glazed window to the rear elevation, radiator and ceiling light fitting.



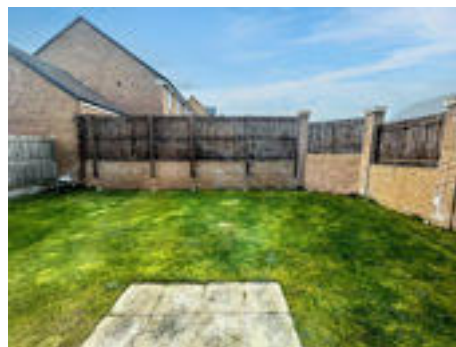
## Bathroom

A well-appointed family bathroom finished to a high standard, comprising a panelled bath, separate enclosed shower cubicle, low level WC and pedestal wash hand basin. The room benefits from part-tiled walls with complementary dark tiling to the floor, a frosted double glazed window and ceiling spotlights.

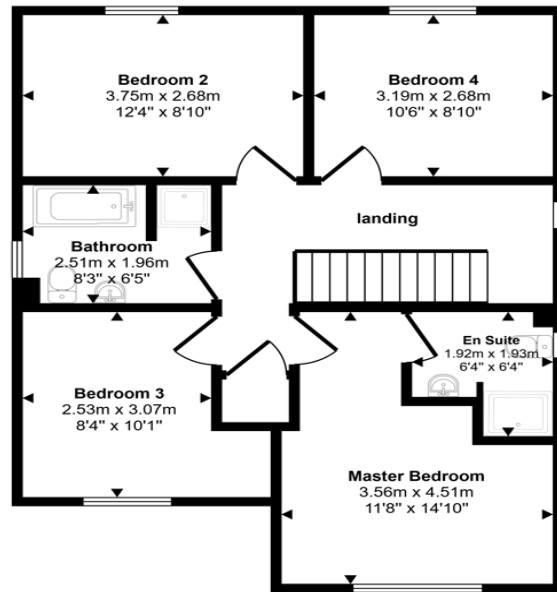
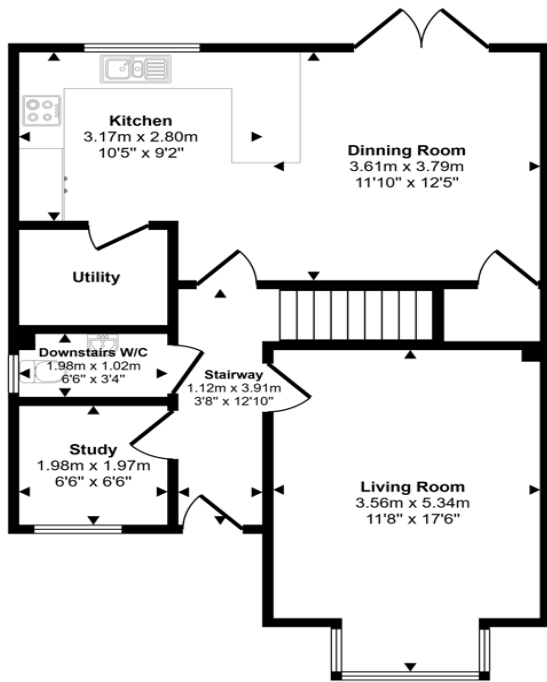


## Garden

The rear of the property offers a generously sized, enclosed garden, predominantly laid to lawn and ideal for families or those who enjoy outdoor entertaining. The garden is enclosed by timber fencing and brick walling, providing a good degree of privacy, with a paved patio area directly accessible from the French doors off the kitchen and dining room, creating a seamless transition between indoor and outdoor living. To the rear, the property further benefits from a detached garage and private driveway, providing ample off-street parking.



Approx Gross Internal Area  
123 sq m / 1326 sq ft



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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Mitford Grove, North Shields, Tyne and Wear, NE29 7FJ

Contact your local branch today for more information on this property:

**17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

