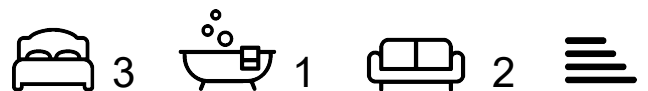




## Rake Lane

North Shields, NE29 8EY

Asking Price £240,000



- Driveway Parking for Multiple Vehicles
- Three Bedroom
- Awaiting EPC
- Council Tax Band B

- Sun Room
- Extended Kitchen
- Private Rear Garden
- 360 Degree Matterport Tour

# Rake Lane

North Shields, NE29 8EY

Asking Price £240,000



Hunters welcome to the market this 3-Bedroom family home on Rake Lane in North Shields, this house offers a perfect blend of comfort and modern living. Built in the 1960's, the property has been thoughtfully extended to provide a spacious kitchen diner, ideal for family gatherings and entertaining guests. The heart of the home is undoubtedly the sunroom, which invites an abundance of natural light and provides a serene space to relax and enjoy views of the private rear garden.

Boasting in excess of 1,200 square feet of living space, this residence enjoys a well-proportioned reception room, allowing for versatile use whether as a formal sitting area or a cosy family room. The three bedrooms are comfortably sized, providing ample space for rest and relaxation.

For those with vehicles, the property offers hardstanding that can accommodate multiple cars, ensuring convenience for residents and visitors alike. The private rear garden is a lovely outdoor space, perfect for enjoying the fresh air, gardening, or simply unwinding after a long day.

This home is ideally situated in for those needing to commute, making it a wonderful choice for families or anyone seeking a peaceful yet accessible location. This property is a must-see for those looking to make North Shields their home.

Contact hunters today to arrange your viewing.

### Front External

Large Driveway providing hardstanding for multiple vehicles. Providing side access through to the Rear Garden.

### Entrance Hallway

5'9" x 20'0" (1.76 x 6.1)

Hallway with; Hard Wood Flooring, Neutral décor, Radiator and Privacy side Window, and ceiling spotlights. With; Stairs to First Floor, Door to Kitchen, Storage cupboard and;

### Living Room

13'7" x 15'11" (4.15 x 4.87)

Sitting Room with bay window to front, Wooden Floorboards and feature log burning Stove.

### Kitchen / Diner

10'9" x 19'1" (3.28 x 5.84)

Wooden Floored Kitchen Diner. Benefiting from Neutral décor, overhead skylight, fitted cabinetry and range cooker. With French Doors to;

### Sun Room

16'2" x 8'7" (4.94 x 2.64)

Multifunctional carpeted Sunroom to the rear of the property. Currently utilised as a family / play room. With French doors to the Rear Garden.

### Utility Room

5'10" x 11'10" (1.80 x 3.62)

Utility Room from Kitchen with cabinetry, additional counter space and plumbing for Washing Machine and Tumble Dryer. With uPVC French doors to the Rear / Side of the house. With further storage in space under stairs and leading to;

### Ground floor WC

Toilet to the Ground floor off Utility Room.

### First Floor Landing

11'3" x 10'2" (at widest) (3.43 x 3.10 (at widest))

Carpeted landing atop stairs, with Privacy Window to side and providing access to; Bedroom One, Two Three and the Bathroom./

### Bedroom One

11'11" x 15'10" (3.64 x 4.84)

Wooden Floored Master bedroom to the front of the property. With Bay Window and storage either side of the Chimney breast.

### Bedroom Two

6'2" x 10'2" (1.89 x 3.10)

Carpeted Second Bedroom top the Rear of the property.

### Bedroom Three / Office

5'6" x 12'6" (1.68 x 3.82)

Third Bedroom to the front of the property. Currently being utilised as Home Office space.

### Bathroom

5'0" x 7'1" (1.53 x 2.16)

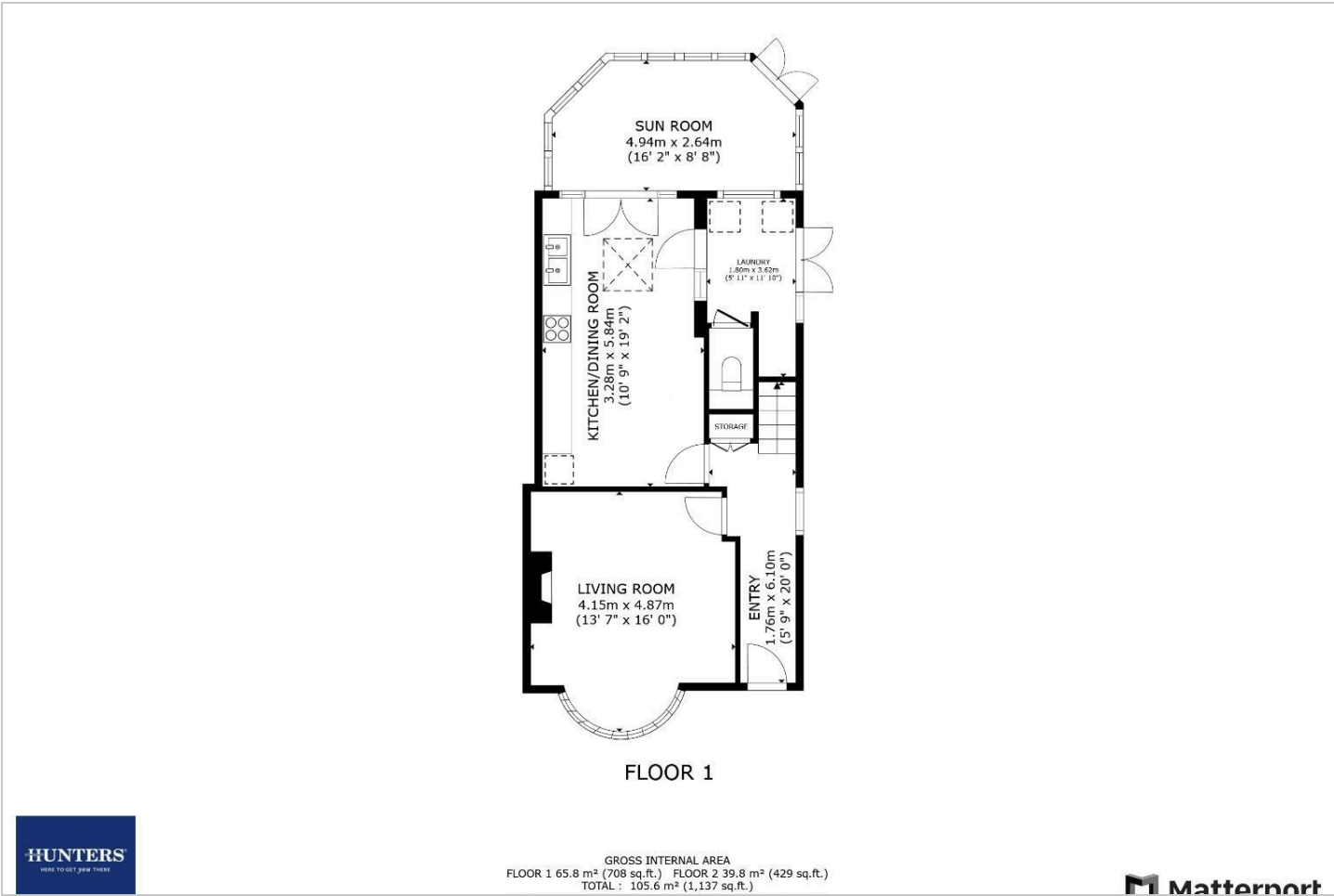
Tiled Family Bathroom. With; Towel Rail, Shower over Bath, Basin and Toilet.

### Rear Garden

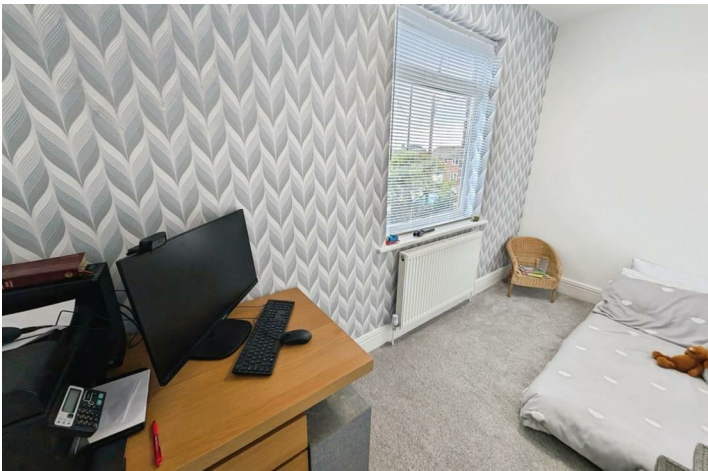
Rear Garden with paved area to right hand side and laid to turf on the other side.



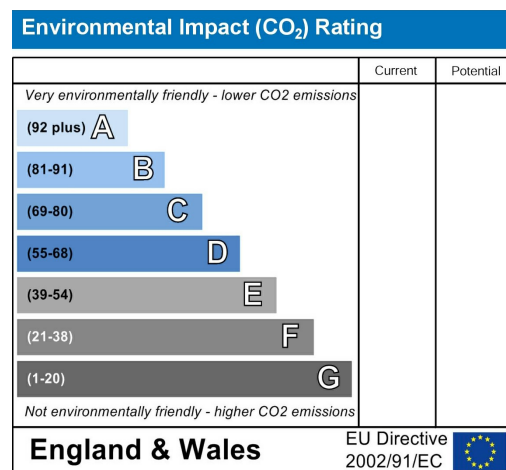
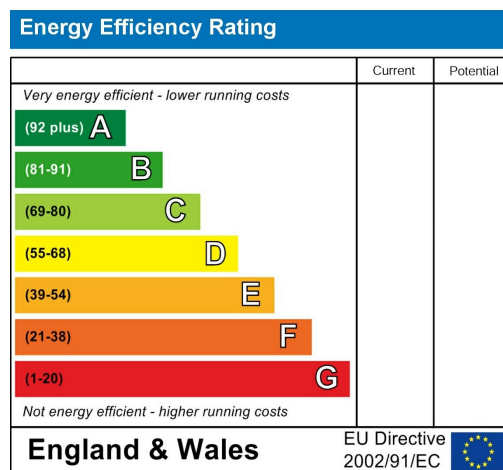
Floorplan







## Energy Efficiency Graph



## Viewing

Please contact our Hunters North Shields Office on 0191 290 6000 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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