



Washington Terrace North Shields

- Period, Victorian Upper End-Terrace Flat
- First Floor, Spacious, Light and Airy
- Superb Location Close to Park and Golf Course
- Lounge with Feature Bay Window
- Generous Dining Kitchen, Bathroom
- Two Bedrooms, No Onward Chain



£ 140,000

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay, NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk

Washington Terrace, North Shields

Entrance Door to:

ENTRANCE LOBBY: staircase to:

FIRST FLOOR LANDING AREA: split level feature landing with doors to bathroom, bedrooms and through to lounge, loft access, storage cupboard

LOUNGE: (front): 15'4 x 11'2, (4.67m x 3.40m), with measurements into single glazed bay window and alcoves, original panelling under window, radiator, feature fireplace, electric fire, (not tested), picture rail

DINING KITCHEN: (rear): 11'6 x 9'2, (3.51m x 2.79m), plus recess, spacious family dining kitchen, incorporating a range of units, worktops, integrated electric oven, hob, cooker hood, radiator, single glazed window, radiator, single drainer sink unit, laminate flooring, tiled splashbacks, door to inner rear hall, combination boiler, stairwell to ground floor, door to yard

BEDROOM ONE: (front): 15'6 x 11'9, (4.72m x 3.58m), plus depth of recess, radiator

BEDROOM TWO: (front): 9'0 x 8'3, (2.44m x 2.52m), single glazed window, radiator

BATHROOM: Comprising of, bath, pedestal washbasin, low level w.c., tiled floor, tiled splashbacks

EXTERNALLY: Front garden area

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Mobile Signal Coverage Blackspot: No

Parking: On Street

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: 999 years from 31 October 2000

COUNCIL TAX BAND: A

EPC RATING: E

WB2364.AI.DB.08.03.2024.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.

16 Branches across the North-East

