



Aldwych Drive

North Shields

- End Link Terraced House
- Close to Local Schools, Shops and Bus Routes
- Generous Sized Lounge
- Three Excellent Sized Bedrooms
- Family Dining Kitchen

For sale by auction on the 30th January

2025. Option 1

Guide Price £110,000

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

ROOK
MATTHEWS
SAYER

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

Aldwych Drive

North Shields

A spacious, end link family home, conveniently located close to local schools, shops and amenities. Currently rented until November 2027 at a monthly rent of £600 excluding bills. Entrance lobby, spacious lounge, family dining kitchen, downstairs cloaks/wc., inner hallway. To the first floor there are three large bedrooms and a family bathroom. Private and enclosed garden, detached garage to the rear. Freehold.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Garage to Rear of Property

MINING

The North East 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.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: C

WB2830.AI.DB.28.11.2024.V.1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

