



Verne Road North Shields

A spacious, 1930's upper flat, pleasantly located on this popular tree lined street. Convenient for local bus routes, shops, schools and with excellent transport links to the City Centre and A19 North and South. The flat is also approximately a 5 minute drive from Tynemouth Village and beaches. This lovely upper flat is available with no onward chain and showcases a spacious landing area with storage, generous lounge with electric fire, modern fitted kitchen with integrated appliances, bathroom with shower, three generous bedrooms, the principle bedroom with feature bay window. Large, private rear garden, gas radiator central heating system via combination boiler, double glazing. Perfect for families, first time buyers or as a buy to let opportunity

£105,000

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Verne Road North Shields

Double Glazed Entrance Door to:

ENTRANCE LOBBY: Turned staircase up to the first floor, double glazed window



FIRST FLOOR LANDING AREA: storage cupboard, door to:

LOUNGE: (rear): 12'7 x 12'1, (3.87m x 3.68m), into alcoves, an excellent sized lounge with stylish, electric fire, double glazed window, radiator, cornice to ceiling, door to:



KITCHEN; (rear): 8'0 x 7'1, (2.43m x 2.16m), modern fitted kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, cooker hood, single drainer sink unit with mixer taps, plumbing for automatic washing machine, loft access, radiator, tile effect flooring, double glazed window, through to:



REAR HALLWAY: Turned staircase down to the double glazed door opening out to the garden area



BATHROOM: Generous sized bathroom, comprising of, bath with mixer taps, chrome shower with additional forest waterfall spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, double glazed window, mostly tiled walls, tiled floor

BEDROOM ONE: (front): 14'6 x 12'1, (4.45m x 3.68m), with measurements into feature double glazed bay window and alcoves, radiator, cornice to ceiling

BEDROOM TWO: (rear): 9'4 x 8'3, (2.86m x 2.32m), double glazed window, radiator

BEDROOM THREE: (front): 8'7 x 8'2, (2.65m x 2.49m), radiator, double glazed window

EXTERNALLY: Private, enclosed rear garden with lawned area, shared front access

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: MAINS/Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: On street

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

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 2017 remaining years 991

COUNCIL TAX BAND: A

EPC RATING: C

WB2750.AI.DB.22.01.2025 .V.1





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	69	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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

