

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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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

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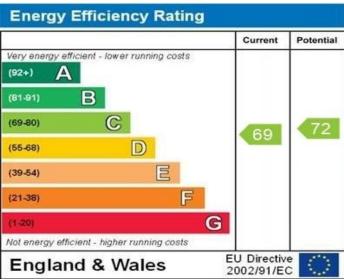














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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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