



Drury Lane | North Shields | NE29 8SJ

£170,000

A beautifully presented three-bedroom mid-terraced home, finished to a high standard throughout and offering stylish, modern living in a popular residential location. The property welcomes you with a bright and comfortable living room, perfect for relaxing or entertaining. To the rear, the contemporary kitchen/dining area is both practical and stylish, featuring sleek cabinetry, ample worktop space, and room for a dining table, creating a sociable heart of the home. Upstairs, there are three well-proportioned bedrooms. The main bedroom is spacious and tastefully decorated, providing a calm and comfortable retreat. The second bedroom is another good-sized double, ideal for guests or family members, while the third bedroom is a well-presented single room, perfectly suited for a child's bedroom, nursery, or home office. The family bathroom is a real standout, boasting a modern suite with a bath and overhead shower, attractive tiling, and quality fittings that give a luxury feel. Externally, the property benefits from a private rear garden, ideal for outdoor seating, entertaining, or relaxing. The front of the house offers a neat and welcoming approach featuring an enclosed front garden.



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THREE BEDROOM MID-TERRACE

ENCLOSED FRONT & REAR GARDEN

CLOSE TO LOCAL BUS ROUTES AND SCHOOLS

CONTEMPORARY DINING KITCHEN WITH APPLIANCES

SPACIOUS LIVING ROOM

CONTEMPORARY FAMILY BATHROOM

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Well-presented hallway with spindle staircase to the first floor, under-stair recessed area, wood effect ceramic tile flooring, door to:

LOUNGE: (front): 14'4 x 11'3, (4.37 x 3.43m) Stylish lounge with wood effect ceramic tile flooring, radiator, double glazed window

DINING KITCHEN: 17'2 x 8'8, (5.23m x 2.64m) A contemporary and stylish fitted kitchen and dining area, consisting of, base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, stainless steel cooker hood, one and a half bowl sink unit with mixer taps and spray, plumbed for dishwasher, two double glazed windows, double glazed door to rear garden, under-unit lighting, tiled splashbacks, wood effect ceramic tile flooring, radiator

FIRST FLOOR LANDING AREA: Storage cupboard housing combination boiler, loft access hatch

BEDROOM ONE: (front): 11'4 x 10'6, (3.45m x 3.20m) Radiator, double glazed window

BEDROOM TWO: (rear): 12'7 x 8'7, (3.84m x 2.62m) Radiator, double glazed window

BEDROOM THREE: (front): 6'9 x 5'8, (2.06m x 1.73m) Radiator, double glazed window

BATHROOM: Comprising of, bath with tiled panel, chrome hot and cold mixer taps and shower spray off and overhead electric shower, pedestal washbasin with mixer taps, low level cistern W.C radiator, spotlights to ceiling, modern tiling, double glazed frosted window

EXTERNALLY: Private and enclosed rear garden with decked patio, gated access to rear path. Enclosed front garden with paved footpath to front door.



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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains/Gas
Broadband: Fibre to Premises
Mobile Signal Coverage Blackspot: No
Parking: Communal Parking

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

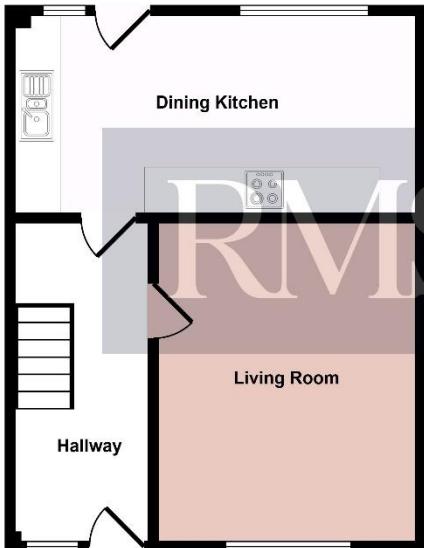
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

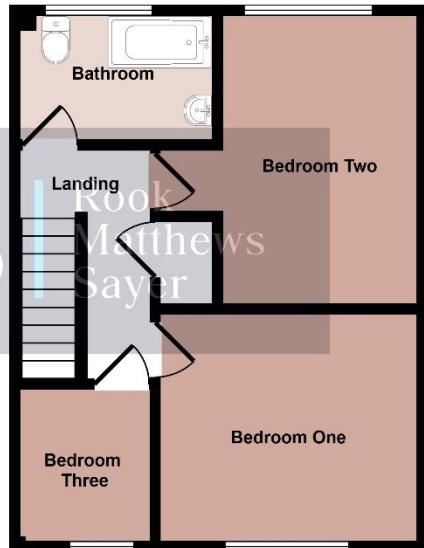
EPC RATING: D

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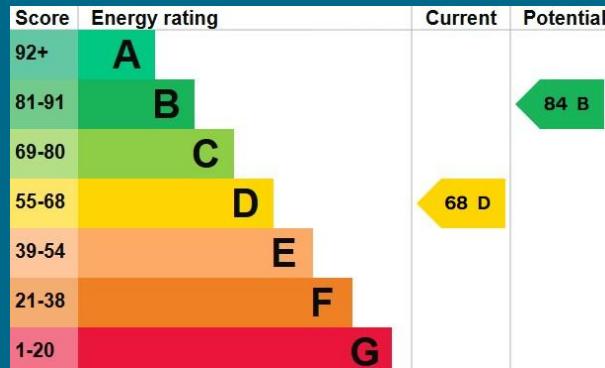


Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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.

