



Morwick Road | North Shields | NE29 8LA

£200,000

An exceptional two-bedroom semi-detached home, close by to local schools, amenities, bus routes, and North Tyneside General Hospital. This property is immaculately presented throughout. From the moment you step inside, this charming home makes an immediate impression and offers a warm and welcoming atmosphere making it a fantastic opportunity to first time buyers, professionals or families seeking a home ready to move straight into. We can't wait for you to see what this home has to offer! Entrance hallway, storage cupboard, outstanding kitchen/diner with bi-folding doors to the rear garden and downstairs clocks W.C.. This space makes it perfect for socialising, summer gatherings and relaxed evenings. To the front of the home sits a beautiful lounge with a feature log burner and a charming window seat, offering a cosy atmosphere. To the first floor are two double bedrooms, the principal bedroom with fitted wardrobes and both benefitting from storage cupboards. Fabulous family bathroom and loft which is fully boarded out with pull down ladders, electric points and light providing fantastic storage space.

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Gorgeous Two Bedroom Semi

Downstairs Cloaks W.C.

Stunning Open Plan Kitchen/Diner

Bi-Folding Doors to Rear Garden

Beautiful Lounge with Log Burner

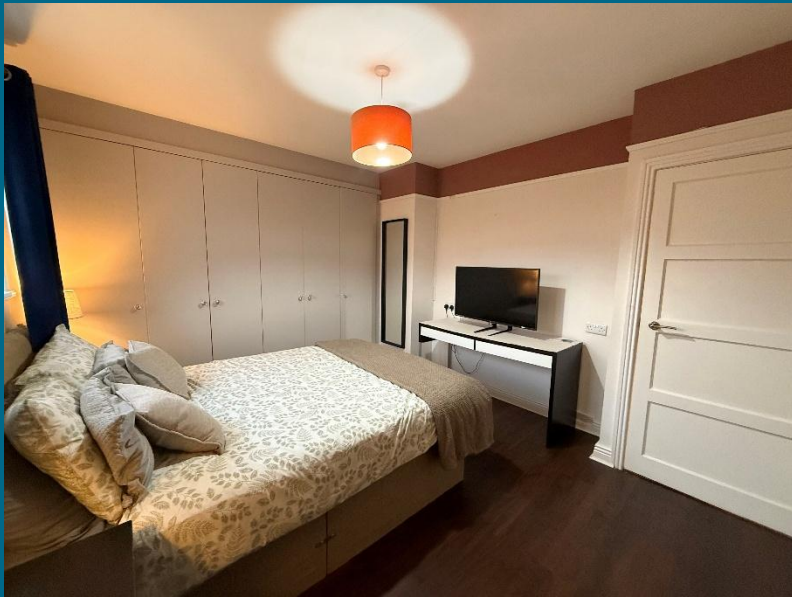
Close to Amenities

Fabulous Family Bathroom

Enclosed Rear Garden

For any more information regarding the property please contact us today





ENTRANCE HALLWAY: 10'4 x 6'6 (3m x 1.8m), storage cupboard, laminate flooring, double glazed window, vertical two pillar radiator, turned staircase to the first floor

KITCHEN DINER: (rear) 18'3 x 19'2 (5.4m x 5.7m), fabulous extended kitchen/diner incorporating a range of base, wall and drawer units, contrasting worktops, plumbing for washing machine, single drainer sink unit with mixer taps, downstairs cloaks W.C., gorgeous roof lantern, bifold doors to the rear garden, vertical two pillar radiator, laminate flooring, spotlights to ceiling, through to:

LOUNGE: (front) 16'1 x 11'1 (4.8 x 3.3m), gorgeous lounge with feature log burner, window seat with storage underneath, vertical two pillar radiator, double glazed window, cornice, laminate flooring

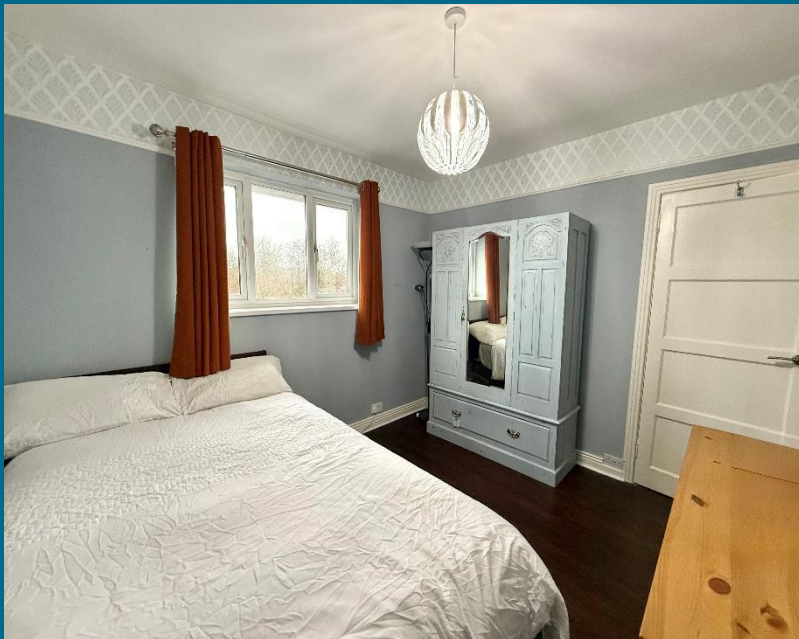
FIRST FLOOR LANDING AREA: loft access, with pull down ladders, the loft is fully boarded with electric points and light

BEDROOM ONE (front) 12'8 x 10'8 (3.6m x 3m), fitted wardrobes, storage cupboard, vertical two pillar radiator, double glazed window, picture rail, laminate flooring

BEDROOM TWO (rear) 10'9 x 10'4 (3m x 3m), storage cupboard, vertical two pillar radiator, double glazed window, picture rail, laminate flooring

BATHROOM (rear), beautiful family bathroom with free standing bath and mixer taps, walk in shower with additional rainfall shower, vanity sink unit with mixer taps, low level w.c with push button cistern, double glazed window, vertical two pillar radiator

EXTERNALLY: to the rear of the property is a substantially sized garden with shed, decking and lawn area with fenced boundaries. The front garden is paved and planted with shrubs, and provides access to the rear garden.



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas/Log Burner

Broadband: FTTC

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

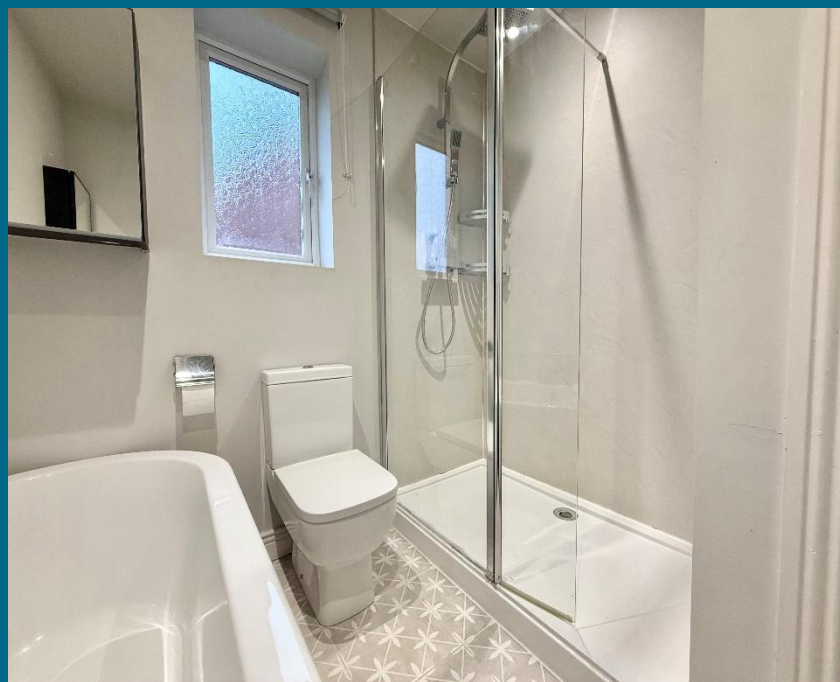
TENURE

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

WB3616.LI.DB.06.02.2026.V.1



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AWAITING FLOORPLAN

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



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		