



Verne Road | North Shields | NE29 7DL

**£115,000**



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This spacious two-bedroom ground floor flat offers generous proportions, a practical layout and the added benefit of a large private rear yard, creating a home that feels both versatile and comfortable. The accommodation is well balanced throughout and immediately feels roomy from the moment you step inside. A welcoming entrance hallway provides access to all rooms and benefits from excellent storage, including a substantial cloaks cupboard alongside an additional storage cupboard. The living room is a standout feature, offering comfortable proportions and French doors that open directly onto the rear yard, allowing natural light to flow through the space and creating an easy connection to outdoors. The kitchen is well appointed with ample wall and base units, generous work surfaces and a useful recess cupboard with plumbing for a washing machine, providing additional storage and functionality. The principal bedroom is particularly impressive in size, with a bay window frontage creating a substantial main room with flexibility for furniture placement. The second bedroom is also well proportioned and would suit a variety of uses including guest accommodation or home working. The bathroom is thoughtfully arranged and features both a bath and separate walk-in shower, offering practicality and comfort. Externally, the property enjoys a large enclosed private rear yard, low maintenance and ideal for outdoor seating, entertaining or secure storage. Conveniently positioned for access to local amenities, transport links and the Coast, this is a spacious and adaptable home that will appeal to a range of buyers.

**RMS** | Rook  
Matthews  
Sayer

**HALLWAY:** Entrance door, meter/storage cupboard plus additional cloaks/storage cupboard, door to:

**BEDROOM ONE** 18'11" x 11'6" (5.77m x 3.51m)  
Into bay and alcove: Double glazed bay window, decorative coving, radiator.

**BEDROOM TWO** 11'4" x 7'11" (3.45m x 2.41m):  
Double glazed window, radiator.

**BATHROOM** 7'1" x 10'2" (2.16m x 3.10m): Double glazed window, vanity wash basin, low level cistern W.C, bath with tiled surround, walk-in shower enclosure, tiled flooring, towel radiator.

**LIVING ROOM** 13'6" x 12'0" into alcoves (4.11m x 3.66m): Double glazed French doors opening to rear yard, radiator, door to:

**KITCHEN** 10'10" x 10'2" (3.30m x 3.10m): Fitted wall, base and drawer units, contrasting worktops, electric hob and oven, cooker hood, fridge freezer, recess cupboard with plumbing for washing machine, tiled flooring.

**EXTERNAL:** Large enclosed private yard with paved patio and fenced boundaries. Low maintenance and ideal for outdoor seating, entertaining or secure storage.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

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 17.03.1982

Years Remaining: 956

Rent: £1

Building Insurance: £300 Per annum

## COUNCIL TAX BAND: A

## EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





For any more information regarding the property please contact us today

## AWAITING FLOORPLAN APPROVAL

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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.