



Morwick Road | North Shields | NE29 8LA

**£210,000**

Positioned behind a generous driveway, this well-presented three-bedroom semi-detached home offers a carefully considered layout that combines traditional proportions with a more modern, open-plan rear. The living room sits to the front of the property, a well-balanced and comfortable space centred around a feature fireplace, with a large window drawing in plenty of natural light. From here, the home opens out towards the rear where a substantial dining kitchen that stretches across the width of the house. Designed with both everyday living and entertaining in mind, this space provides a seamless blend of cooking, dining and social areas, finished with contemporary units, integrated appliances and a clean, modern feel throughout. Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom is particularly generous, complete with extensive fitted wardrobes and built in storage currently utilised as a home office space, while the second bedroom also benefits from built-in storage. A third bedroom offers flexibility as a guest room, office or dressing space. The bathroom has been upgraded to a stylish, modern suite with quality fittings and a sleek finish. Externally, the rear garden offers a great balance of patio and lawn, creating an outdoor space that is ideal for both relaxing and entertaining. Well, located for access to local shops, schools and transport links, this is a home that delivers both space and practicality in equal measure, with a layout that feels immediately comfortable and easy to live in.

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**Three Bedroom Semi-detached house**

**Large Driveway with Ample Off-street Parking**

**Impressive Full-width Dining Kitchen**

**Contemporary Bathroom with Quality Fittings**

**Enclosed rear garden**

**Well-balanced Layout with a Natural Flow Between Living Spaces**

**Convenient Location Close to Local Amenities and Transport Links**

**Viewing Recommended**

For any more information regarding the property please contact us today

HALLWAY: Radiator, stairs to first floor, storage, door to:

LIVING ROOM 12'5" x 14'1" (3.78m x 4.29m): Double glazed window, radiator, feature fireplace with surround, double doors to dining kitchen.

DINING KITCHEN 19'0" x 10'8" (5.79m x 3.25m): Double glazed windows, double glazed doors to rear garden, fitted wall and base units, work surfaces incorporating sink unit, gas hob, extractor hood, electric oven, integrated appliances, space for American style fridge freezer, radiator, ample space for dining.

LANDING: Double glazed window to side, loft access, door to:

BEDROOM ONE 11'0" x 13'1" (3.35m x 3.99m): Double glazed window to front, radiator, extensive fitted wardrobes and storage cupboard which is converted to stow away office.

BEDROOM TWO 10'4" x 11'1" (3.15m x 3.38m): Double glazed window, radiator, fitted wardrobes and storage cupboard.

BEDROOM THREE 7'6" x 9'4" (2.29m x 2.84m): Double glazed window, radiator.

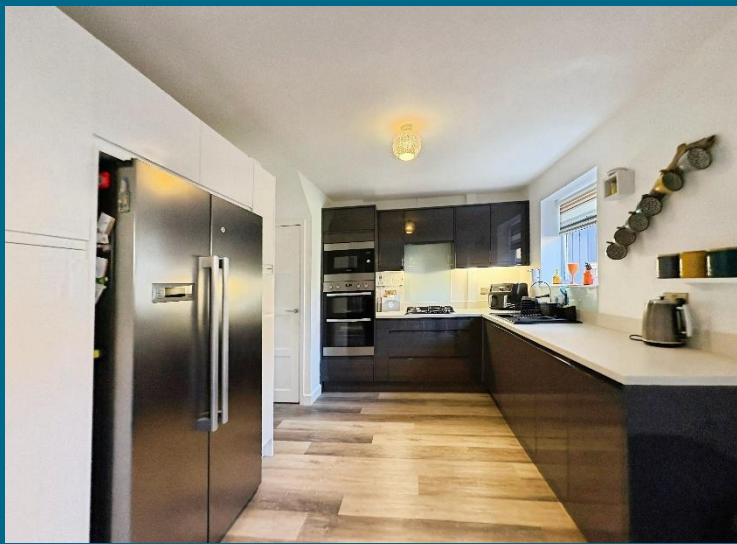
BATHROOM 7'4" x 7'6" (2.24m x 2.29m): Double glazed window, panelled bath with rainfall shower over and separate shower head, low level W.C, vanity wash hand basin with storage, chrome heated towel radiator.

EXTERNALLY: To the front is a block paved driveway providing multiple vehicle parking, lawned section, side access. To the rear is an enclosed garden with paved patio area, lawn and planted borders.

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## PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains  
 Broadband: Cable  
 Mobile Signal Coverage Blackspot: No  
 Parking: Driveway

## 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**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

**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.

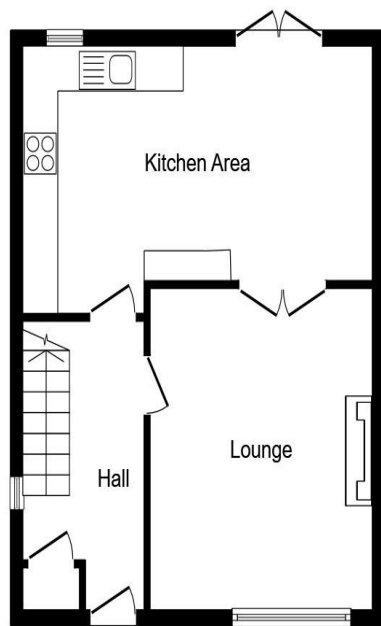


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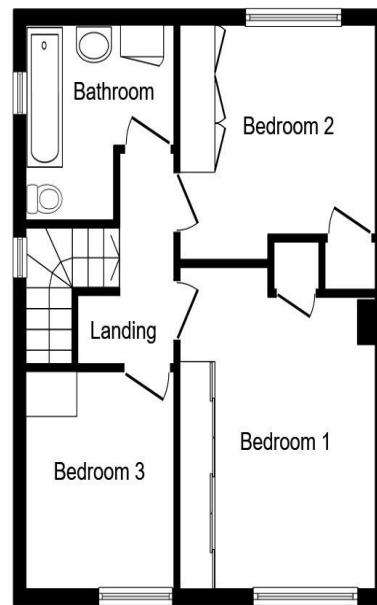
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**Ground Floor**

Floor area 45.1 sq.m. (485 sq.ft.)



**First Floor**

Floor area 45.1 sq.m. (485 sq.ft.)

**Total floor area: 90.1 sq.m. (970 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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