



Verne Road | North Shields | NE29 7DJ

£125,000

Fabulous two bedroom upper flat located in this sought after residential street, close to local schools, bus routes, shops, amenities, excellent transport links to the City Centre and A19 North and South and within a ten- minute drive to the beautiful coastline. This property would make the perfect purchase for first time buyers or investors. Entrance hallway, stairs to the first floor where you are welcomed to a bright and airy landing, fabulous sized lounge with feature gas fire and alcoves. Fitted kitchen with integrated appliances, two bedrooms, one with a storage cupboard, family bathroom with electric shower over bath. The property also benefits from a rear garden, garage and is offered with no onward chain!

RMS | Rook
Matthews
Sayer



Upper Flat

Modern Family Bathroom

Spacious Lounge with Feature Fire

Shared Drive with Garage

Contemporary Kitchen

Sought after Location

Two Bedrooms

Rear Garden with Lawn

For any more information regarding the property please contact us today



ENTRANCE LOBBY: staircase to the first floor:

FIRST FLOOR LANDING: spacious, bright and airy landing, double glaze window, door to:

LOUNGE: (rear) 15'1 x 11'8 (4.6m x 3.4m), spacious lounge, feature gas fire, two alcoves, double glazed window, radiator

KITCHEN: (rear) 9'1 x 11' (2.7m x 3.4m), contemporary kitchen, incorporating a range of wall and base units, contrasting work tops, integrated gas hob, electric oven, one and a half bowl sink unit and drainer with taps, double glazed window, part tiled walls, laminate flooring, radiator

BEDROOM ONE: (front) 11'9 x 14'3 (3.4m x 4.3m), double glazed window, two alcoves, radiator

BEDROOM TWO: (front) 9'3 x 8'8 (2.7m x 2.4m) double glazed window, storage cupboard, radiator

FAMILY BATHROOM: (rear), modern family bathroom, electric shower over bath with taps, pedestal sink with taps, low level w.c. with push button cistern, double glazed window, part tiled walls, laminate flooring, chrome ladder radiator

EXTERNALLY: blocked paved driveway with garage, rear garden with lawn

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Garage/Shared 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

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 16/12/1988 remaining years 961
Ground Rent: A peppercorn

COUNCIL TAX BAND: A

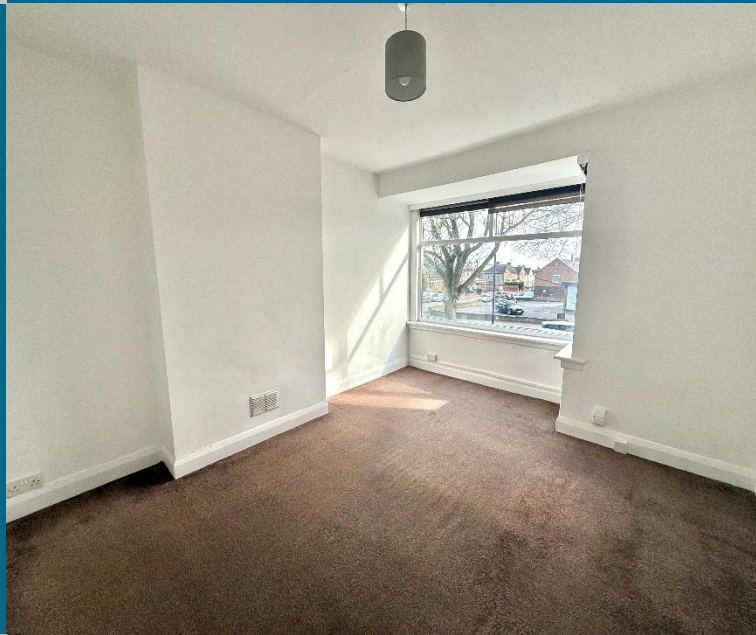
EPC RATING: D

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T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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First Floor

Garage

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.

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.

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		
69-80	C		
55-68	D	59 D	64 D
39-54	E		
21-38	F		
1-20	G		