



Drury Lane | North Shields | NE29 8SJ

**£165,000**

Occupying an attractive end-of-terrace position, this beautifully presented three-bedroom home combines generous living space, modern interiors and low-maintenance outdoor areas, creating a property perfectly suited to everyday living. The accommodation opens with an entrance hallway leading through to a superb open-plan living and dining room. This impressive dual-aspect space offers excellent versatility, with clearly defined areas for both relaxing and dining. French doors open directly onto the rear garden, allowing natural light to flood the room and providing a seamless connection to the outdoor space. The kitchen is fitted with a stylish range of shaker-style units complemented by extensive storage. Well-designed and practical, it offers ample preparation space together with direct access to the rear garden. To the first floor are three well-proportioned bedrooms and a modern bathroom. The principal bedroom benefits from fitted storage, whilst the second bedroom is another comfortable double room, also featuring built-in storage. The third bedroom provides flexibility as a guest room or home office. Completing the accommodation is a contemporary bathroom fitted with a white suite including a bath with shower over, vanity wash basin and WC. Externally, the property enjoys low-maintenance gardens to both the front and rear. The enclosed rear garden features decked seating areas and gravelled sections, creating an excellent environment for outdoor entertaining and relaxation. Conveniently positioned within easy reach of local amenities, schools and transport links, the property offers an excellent opportunity to acquire a stylish and spacious home in a popular residential location.

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**Three Bedroom End Terrace**

**Close to Local Bus Routes and Schools**

**Two Double Bedrooms with Storage**

**Contemporary Kitchen with Appliances**

**Enclosed Rear Garden**

**Enclosed Front Garden**

**Generous Living/Dining Room**

**Family Bathroom with Shower over Bath**

For any more information regarding the property please contact us today

**ENTRANCE HALLWAY:** Front entrance door, staircase to first floor, storage cupboard, radiator, feature panelled wall, door to:

**LIVING/DINING ROOM:** 24'0" x 11'0" (7.32m x 3.35m) Plus recess: Double glazed window to front elevation, double glazed French doors to rear garden, two radiators, under stairs cupboard, doorway to:

**KITCHEN:** 9'0" x 8'0" (2.74m x 2.44m): Fitted with a range of wall and base units, work surfaces, sink unit, gas cooker point with cooker hood, plumbing for washing machine, double glazed window and external door to rear garden.

**EXTERNALLY:** Low-maintenance front garden laid to gravel with pathway to the entrance door. Enclosed rear garden with decked seating area, gravelled sections, fenced boundaries and gated access.

**FIRST FLOOR LANDING:** Storage cupboard, loft access, door to:

**BEDROOM ONE:** 10'0" x 8'10" (3.05m x 2.69m) plus storage: Double glazed window, wardrobe storage space, radiator.

**BEDROOM TWO:** 10'10" x 8'10" (3.30m x 2.69m) plus storage: Double glazed window, wardrobe storage space, radiator.

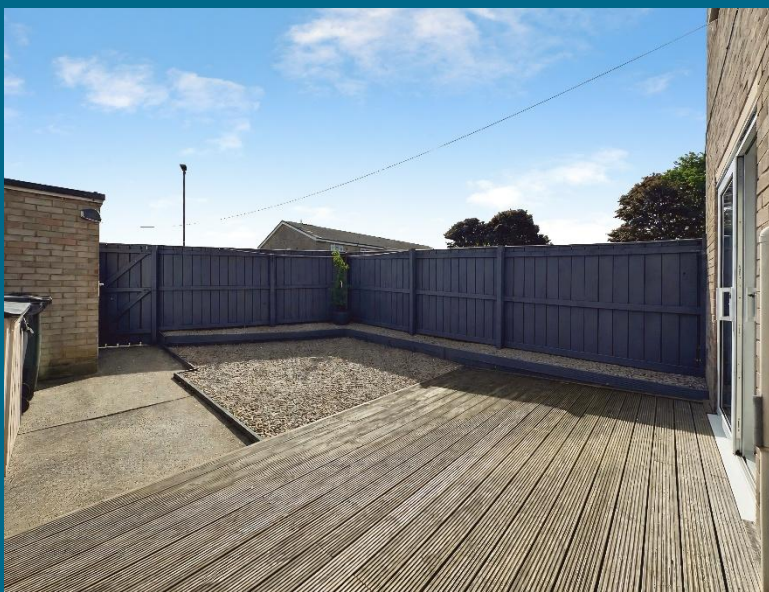
**BEDROOM THREE:** 8'6" x 6'9" (2.59m x 2.06m): Double glazed window, radiator.

**BATHROOM:** 8'0" x 5'0" (2.44m x 1.52m): Bath with shower over, vanity wash hand basin, WC, tiled walls, double glazed window, radiator.

**T: 0191 2463666**

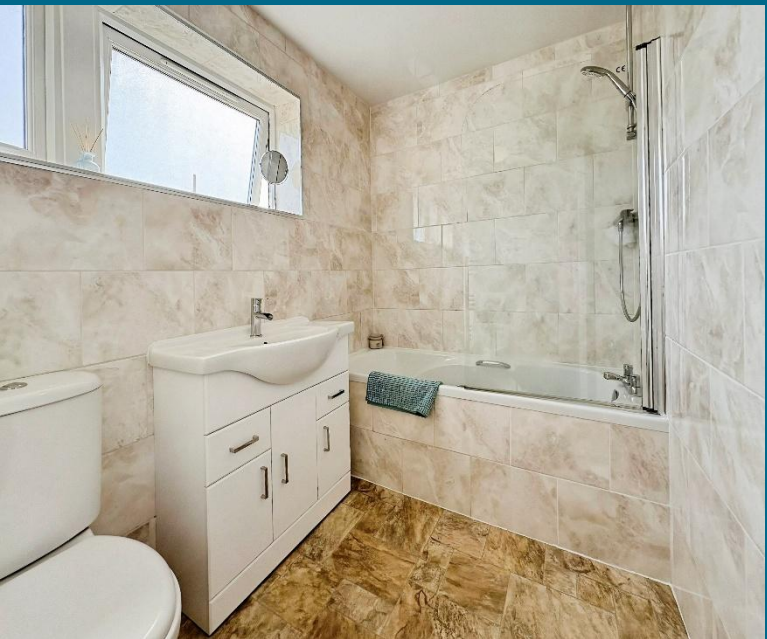
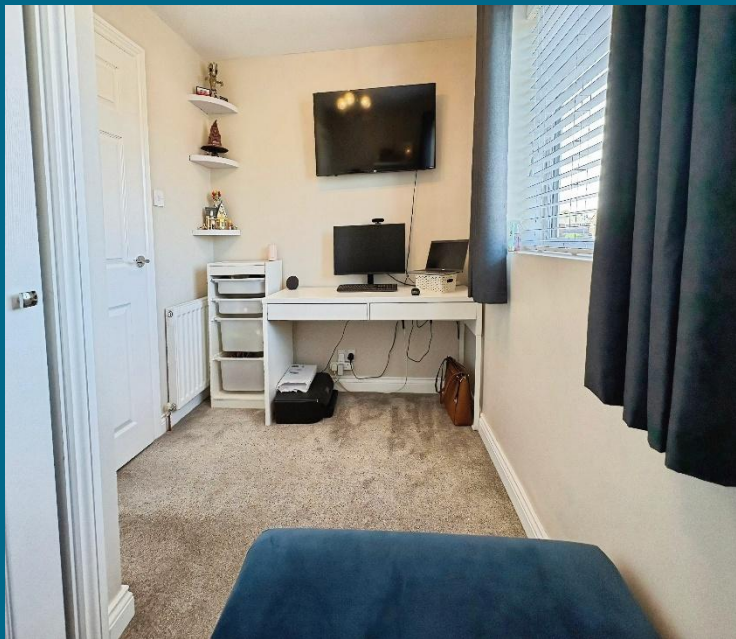
Branch [whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

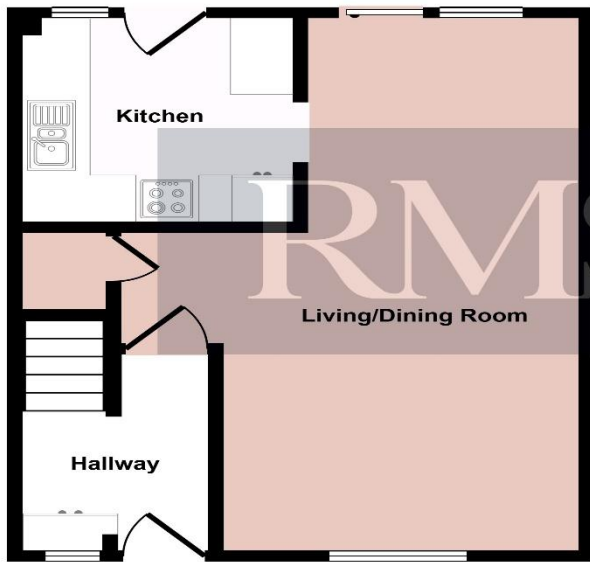
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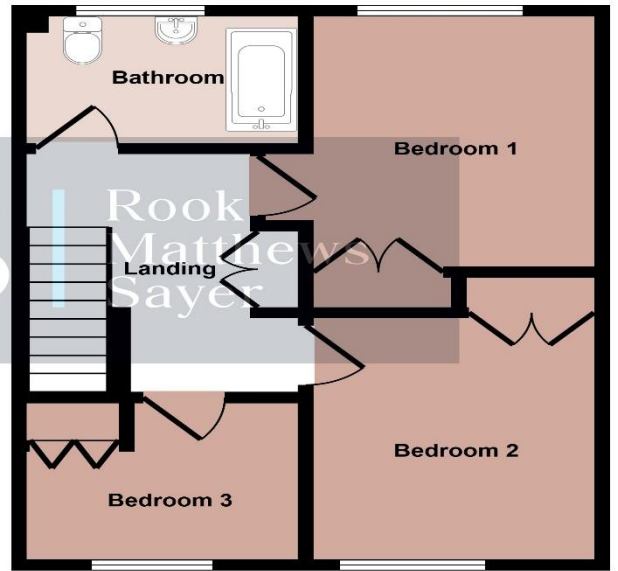
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Ground Floor



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.

**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	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- Broadband: FTTP
- 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: C

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