



Bishopbourne Court | North Shields | NE29 9JE

£300,000

Arranged across three floors, this spacious three-bedroom townhouse offers an versatile layout, with generous reception space, two particularly substantial upper-floor bedrooms and an established rear garden. The ground floor opens into an entrance hallway with a convenient W.C, leading to a fitted kitchen with white cabinetry, integrated appliances and a bay window, while the separate dining room stretches across the rear of the property with French doors opening directly into the garden. The first floor is centred around a generous living room with two front-facing windows, alongside bedroom three currently used as a home office and a family bathroom. Two further bedrooms occupy the second floor, including an impressive principal bedroom with its own en-suite shower room, while bedroom two is another generous double. Outside, the property benefits from a generous block-paved frontage providing off-street parking, while the rear garden is private enclosed space with an abundance of planting, paved pathways, seating space, a timber garden shed and another useful storage shed down the side.

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**Spacious Three-Bedroom
Townhouse**

**Impressive Principal Bedroom with
Private En-Suite**

**Separate Ground-Floor Dining
Room with French Doors to the
Garden**

Generous First Floor Living Room

**Contemporary Fitted Kitchen with
Integrated Appliances**

**Block-Paved Frontage Providing Off-
Street Parking**

**Family Bathroom Plus En-Suite and
Ground-Floor WC**

Private Enclosed Rear Garden

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Entrance door, staircase to first floor, door to:

GROUND FLOOR W.C: Double glazed window, pedestal wash basin, W.C, radiator.

KITCHEN 10'8" x 8'11" (3.25m x 2.72m): Double glazed window, fitted with a range of white wall and base units with contrasting work surfaces, inset sink and drainer with mixer tap, integrated oven, electric hob with cooker hood above, integrated dishwasher, space and plumbing for washing machine, radiator.

DINING ROOM 14'11" x 9'11" (4.55m x 3.02m) Plus built in storage cupboard: Double glazed window, double glazed French doors opening directly to the rear garden, radiator.

LANDING: Staircase continuing to second floor, double glazed window, door to:

LIVING ROOM 15'10" x 10'9" (4.83m x 3.28m): Double glazed windows, radiator.

BEDROOM THREE 10'3" x 7'5" (3.12m x 2.26m): Double glazed window, radiator.

BATHROOM 7'5" x 5'3" (2.26m x 1.60m): Double glazed window, white suite comprising panelled bath, pedestal wash basin and W.C, part-tiled walls.

SECOND FLOOR LANDING: Built-in storage cupboard, loft access to the loft with flooring, door to:

BEDROOM ONE 15'11" x 10'9" (4.85m x 3.28m): Double glazed windows, radiator, door to:

EN-SUITE 5'10" x 4'0" (1.78m x 1.22m): Double glazed window, shower enclosure, wash basin, W.C, part-tiled walls and tiled-effect flooring.

BEDROOM TWO 15'11" x 7'10" (4.85m x 2.39m): Double glazed windows, radiator and carpeted flooring.

EXTERNALLY

FRONT

The property is approached across a generous block-paved frontage providing off-street parking, with established planting and mature greenery adjoining the property.

REAR GARDEN

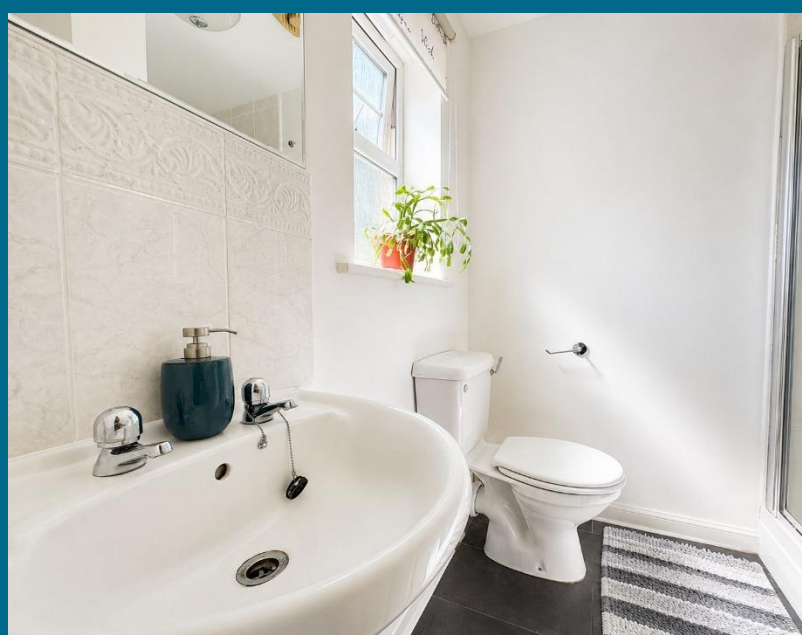
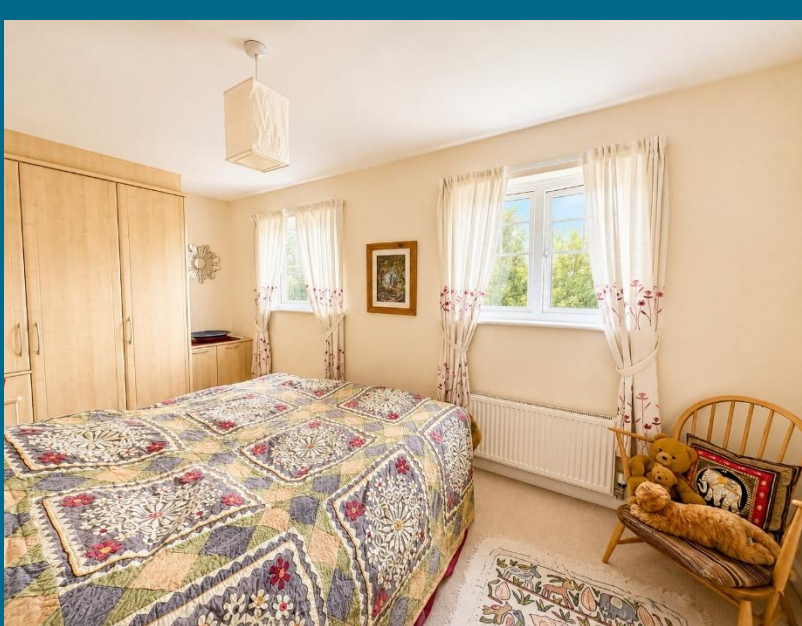
A well-established garden, featuring an abundance of trees, shrubs, flowering plants and planted borders. Paved pathways and seating areas weave through the garden, while a timber garden shed and side access storage shed provides useful external storage.

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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.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The Northeast 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: D

EPC RATING: TBC

WB3865 TJ.DB.31.07.2026 V.2

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

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 as any authority to make or give any representation or warranty whatever in relation to this property.



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