



Otterburn Road | North Shields | NE29 9BH

Offers Over: £450,000

Two impressive reception rooms, a superb kitchen and beautifully finished accommodation upstairs give this home a particularly strong presence throughout. The ground floor offers an excellent amount of living space, with a generous living room complemented by a second reception room, giving the layout plenty of flexibility. The kitchen provides another substantial space at the heart of the house, while the hallway connects the accommodation with a natural sense of flow. Upstairs, the generous proportions continue. Bedroom one is a particularly impressive double room, beautifully presented with plenty of space for a full range of bedroom furniture. Bedroom two is another excellent double, while the third bedroom also a double provides useful additional accommodation. The shower room is a genuine highlight: beautifully finished with marble-effect tiling, a large walk-in-style shower enclosure with rainfall shower and fitted vanity furniture. The landing is another attractive feature, with a broad window bringing plenty of natural light into the centre of the first floor and a traditional balustrade with timber handrail adding character. Outside, the property is complemented by its front and rear garden areas. To the front, the property is set back behind its garden with a driveway providing off-street parking and access to the garage which is equipped with both electricity and lighting. At the rear is a particularly attractive West-facing garden, with a generous central lawn surrounded by established planted borders. Paved patio and seating areas provide space to sit outside and make the most of the afternoon and evening sun, while brick walls and timber fencing create an enclosed setting. Completing what is an exceptionally well-presented home, offering generous accommodation throughout. Further benefits include a professionally boarded and illuminated loft space, ideal for storage, and the advantage of being offered for sale with no onward chain.

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Stunning, Semi with Mock Tudor Peak

Three Double Bedrooms

Luxurious, Re-Fitted Family Shower Room

Two Reception Rooms

Westerly Backing Rear Garden

Large Driveway & Garage

Beautiful Original Features

Sought after Location, Chain Free!

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: An inviting entrance into the property. Entrance vestibule with cloaks cupboard, main hallway area with decorative wall panelling and picture rails, radiators, decorative coving, stairway to first floor, door to:

LIVING ROOM: 13'4" x 15'11" (4.06m x 4.85m) A generous principal reception room. Double-glazed window with plantation shutters, radiator, feature fireplace with living flame fire, decorative coving, fitted alcove shelving and storage.

RECEPTION ROOM: 12'2" x 16'5" (3.71m x 5.00m) A second generously proportioned reception room, providing excellent flexibility as an additional sitting or dining space. Large, double-glazed window, radiator, decorative coving, rose ceiling, feature fireplace with gas stove.

KITCHEN: 20'4" x 8'7" (6.20m x 2.62m) An impressive kitchen extending to over 20ft in length, fitted with a range of wall and base units with complementary work surfaces, sink unit, integrated appliances, plumbing for washing machine and dishwasher, double glazed windows to rear and side aspects, radiators.

EXTERNAL:

FRONT: Front garden with established planting, driveway providing off-street parking and access to the garage that's equipped with both electricity and lighting.

FIRST FLOOR LANDING: A particularly bright landing with a large, double-glazed window on the half landing, balustrade with contrasting timber handrail, storage cupboard, Access to the loft space is provided via a hatch with a pull-down ladder, conveniently positioned on the approach to the third bedroom. The loft has been professionally boarded for storage and benefits from lighting door to:

BEDROOM ONE: 13'3" x 13'4" (4.04m x 4.06m) An impressive double bedroom with double-glazed window fitted with plantation-style shutters, radiator.

BEDROOM TWO: 13'11" x 10'11" (4.24m x 3.33m) Another generous double bedroom with double-glazed window, radiator.

BEDROOM THREE: 9'11" x 8'0" (3.02m x 2.44m) Double Bedroom with Double-glazed window, radiator.

SHOWER ROOM: 8'9" x 6'9" (2.67m x 2.06m) A superbly appointed shower room with a large, glazed shower enclosure incorporating rainfall shower head and separate handheld attachment, vanity basin with fitted storage, concealed-cistern W.C, extensive marble-effect wall tiling, chrome ladder-style heated towel rail, recessed ceiling lighting and two obscured double-glazed windows.

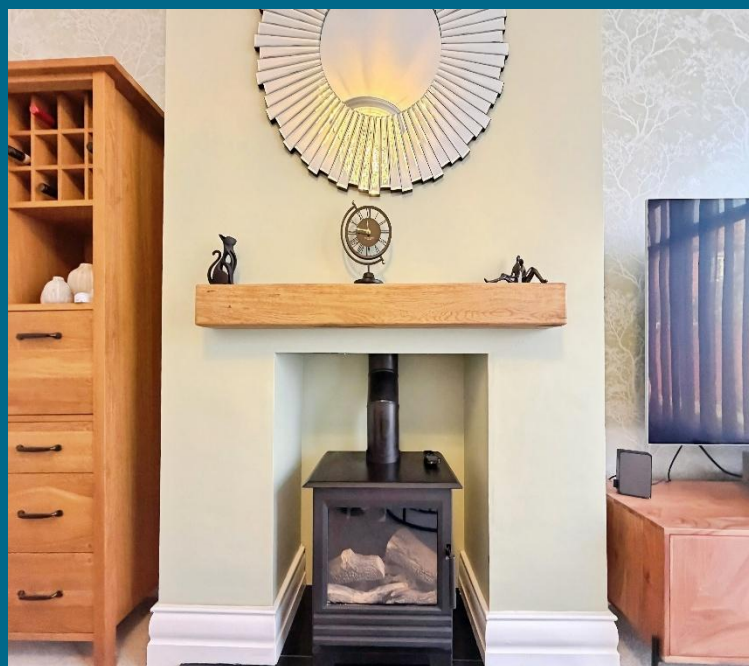
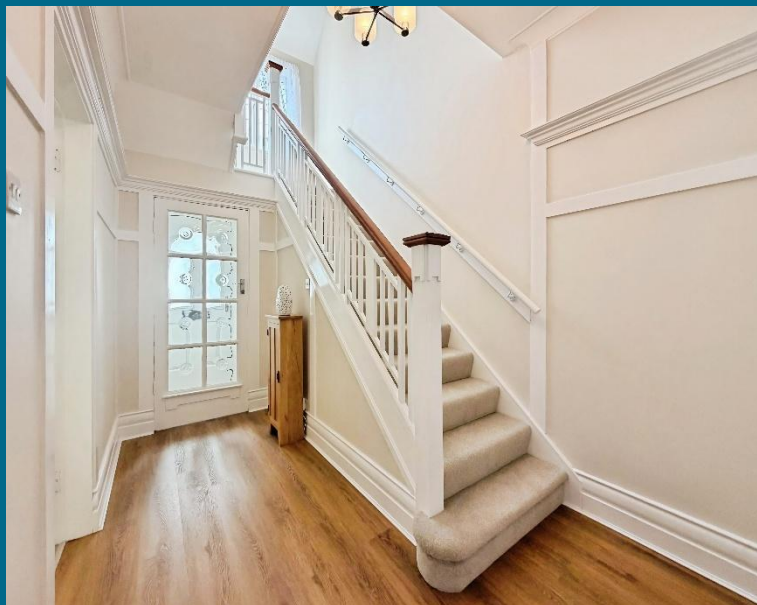
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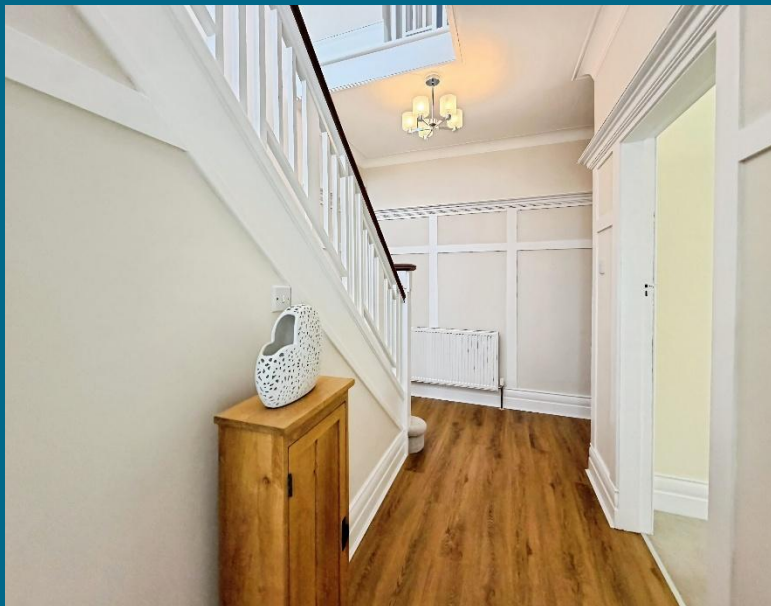
REAR: A particularly attractive west-facing rear garden, principally laid to lawn with established planted borders incorporating shrubs and small trees. Paved patio/seating areas, brick wall and timber fenced boundaries, with paved access continuing around the rear towards the side of the property.

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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: Cable
Mobile Signal Coverage Blackspot: Yes
Parking: Garage with Electricity & Lighting /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

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".

COUNCIL TAX BAND: D

EPC RATING: C

WB4044.TJ.DB. 08.10.2026 V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 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.

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