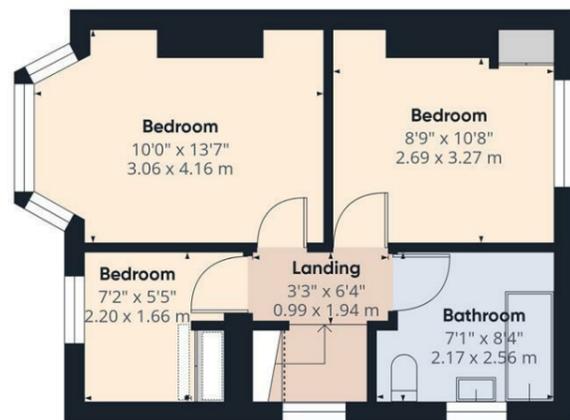




# Verne Road, North Shields



Ground Floor



Floor 1



Approximate total area<sup>®</sup>  
794 ft<sup>2</sup>  
73.8 m<sup>2</sup>

(1) Excluding balconies and terraces.

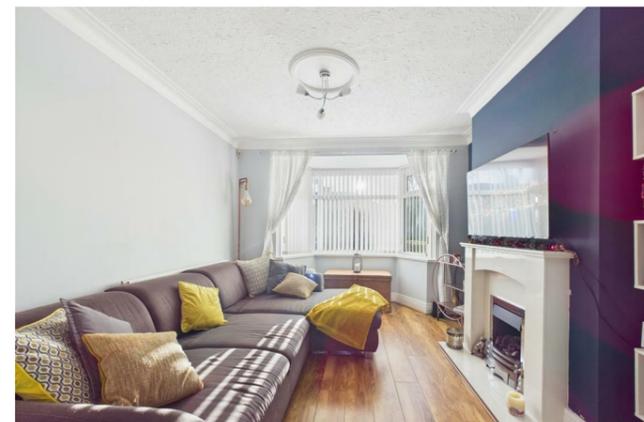
Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Asking Price £180,000

## Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this well presented three bedroom semi detached property situated close to local shops and amenities in North Shields. Boasting open plan living, good sized accommodation, private garden and driveway parking.

Briefly comprising: Entrance to a welcoming hallway leading to all rooms and stairs to the first floor. The open plan lounge/diner is bright and airy with a bay window to the front, feature fireplace housing a gas fire and the dining area has double doors opening out to the rear garden.

The kitchen has a modern range of fitted units including an integrated gas hob, electric oven, extractor hood and plumbing for a washing machine.

To the first floor are three bedrooms and bathroom. Two of the bedrooms are doubles in size and both benefit from fitted wardrobes. The bathroom comprises a bath with shower over, heated towel rail and fitted vanity unit housing a hand basin and W.C.

Externally to the rear is a well maintained private garden laid to lawn with two patio areas, a timber shed and side access to the front where there is driveway parking for two cars.

North Shields offers a wide range of amenities, it is close to major road links providing ease of access to other local towns, the coast and Newcastle City Centre as well as good bus links. North Shields Fish Quay is only a short distance away and has an extensive range of cafés and restaurants. Tynemouth Village is also a short drive and offers an elite range of cafe's and restaurants as well as the award winning Long Sands Beach.

## Entrance Hallway

**Living Room**  
13'0" x 11'5"

**Dining Room**  
12'10" x 11'5"

**Kitchen**  
15'10" x 6'1"

**Bedroom One**  
13'7" x 10'0"

**Bedroom Two**  
10'8" x 8'9"

**Bedroom Three**  
7'2" x 5'5"

**Bathroom**  
8'4" x 7'1"

## Externally

Externally to the rear is a well maintained private garden laid to lawn with two patio areas, a timber shed and side access to the front where there is driveway parking for two cars.

**Tenure**  
Freehold

