



Verne Road, North Shields  
Offers Over £230,000

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RICHARDSONS 



# Verne Road North Shields, NE29 7LR

- SEMI - DETACHED BUNGALOW
- FRONT & REAR GARDENS
- KITCHEN/DINER
- COUNCIL TAX BAND B
- TWO BEDROOMS
- DRIVEWAY
- CENTRAL LOCATION
- EPC RATING D



Offers Over £230,000



Richardsons are delighted to offer to the market this well presented two bedroom semi detached bungalow. Situated on Verne Road., Benefitting from two double bedrooms, kitchen/diner and well maintained gardens front and back.

Briefly comprising of:- entrance lobby leading to inner hallway and access to all rooms. To the front of the property is the living room with south facing bow window overlooking the front garden, with traditional fire surround to main wall, alcoves to sides. The open plan kitchen diner is to the rear and has a range of wood effect units, complementing work tops, gas hob, under bench oven, plumbed for washing machine. Doors leading to the rear garden. There are two bedrooms with master benefiting from sliding mirrored wardrobes and a family bathroom. Externally there is a driveway for off street parking, low maintenance gravelled area and side gate leading to the rear garden which is also gravelled for ease of use and storage shed.

Location - Local shops, schools and access to major transport routes, including the A1058 Coast Road linking the City of Newcastle to the North East Coastline and the A19 to access North and South and further afield.



### Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

**KITCHEN/DINER** 15'11" x 16'0" (4.86 x 4.90)

Laminate flooring, open plan kitchen diner, dark wooden units, black worktops storage cupboard.

**LIVING ROOM** 13'6" x 11'1" (4.12 x 3.38)

Carpet flooring, bay window facing the front of the property, alcove to either side and electric surround fireplace.

**BEDROOM ONE** 11'9" x 9'10" (3.60 x 3.00)

Carpet flooring, double glazed window to the front of the property.

**BEDROOM TWO** 11'5" x 9'9" (3.50 x 2.98)

Carpet flooring, fitted double wardrobes, double glazed window facing to the rear of the property.

**BATHROOM** 10'2" x 12'5" (3.10 x 3.81)

Three piece bathroom suite, white tiled walls and storage space.





## Ground Floor

Approx. 69.3 sq. metres (745.4 sq. feet)



Total area: approx. 69.3 sq. metres (745.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.