



Waterville Road, North Shields

Offers Over £135,000

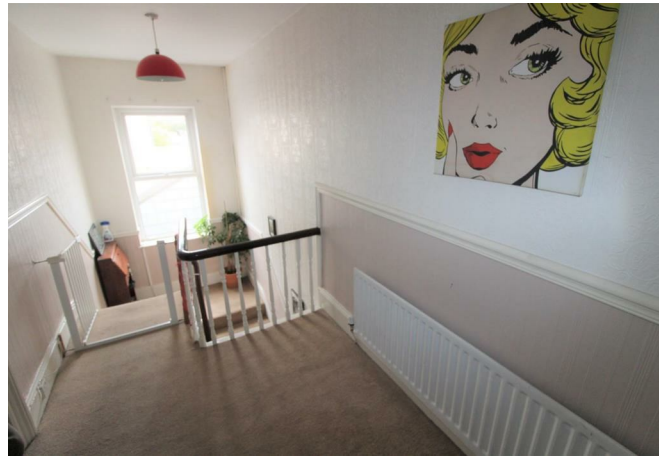
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RICHARDSONS 



# Waterville Road North Shields, NE29 6SL

- NO CHAIN
- THREE BEDROOMS
- DOUBLE GLAZED
- TOWN CENTRE LOCATION
- TERRACED HOUSE
- IDEAL FIRST TIME BUY
- ORIGINAL FEATURES
- EPC RATING D



Offers Over £135,000



**\*\*NO CHAIN\*\* \*\*THREE BEDROOMS\*\* \*\*TERRACED HOUSE\*\***

Three bedroom terraced house with original features on the popular Waterville Road in North Shields.

The property is ideally located for access to local schools, town centre and excellent transport links to popular coastal towns including Whitley Bay and Tynemouth. North Shields offers a wide range of amenities along with the attractively developed picturesque marina, as well as the regenerated North Shields fish quay which offers vibrant bars and restaurants.

The property briefly comprises of an entrance porch, hallway with original features leading to two reception rooms, a spacious kitchen and a family bathroom. To the first floor there is a large landing space leading to three bedrooms including two double bedrooms.

Externally there is a front paved garden as well as a rear yard with a raised decking area.

Viewings are advised please call now to arrange.



**Porch** 4'3" x 4'7" (1.3 x 1.4)  
Entrance porch with tiled flooring, front French upvc door.

**Hallway**  
Tiled flooring, access into living room, dining room and kitchen. Staircase to upstairs.

**Living Room** 13'9" x 13'9" (4.2 x 4.2)  
Carpet flooring, double glazed bay window facing the front, double central heated radiator, gas fireplace, feature light.

**Dining Room** 11'9" x 14'9" (3.6 x 4.5)  
Double glazed window facing the rear, carpet flooring, feature light.

**Kitchen** 8'10" x 14'1" (2.7 x 4.3)  
Spacious kitchen with tiled flooring, wall and base kitchen units, part tiled walls, plumbed for washer/dryer, space for fridge/freezer, integrated oven with gas hob, double glazed window facing the side, access into the bathroom.

**Bathroom** 6'6" x 5'6" (2.0 x 1.7)  
Vinyl flooring, panelled bath with shower over head, standard w.c, pedestal sink, frosted window facing the side.

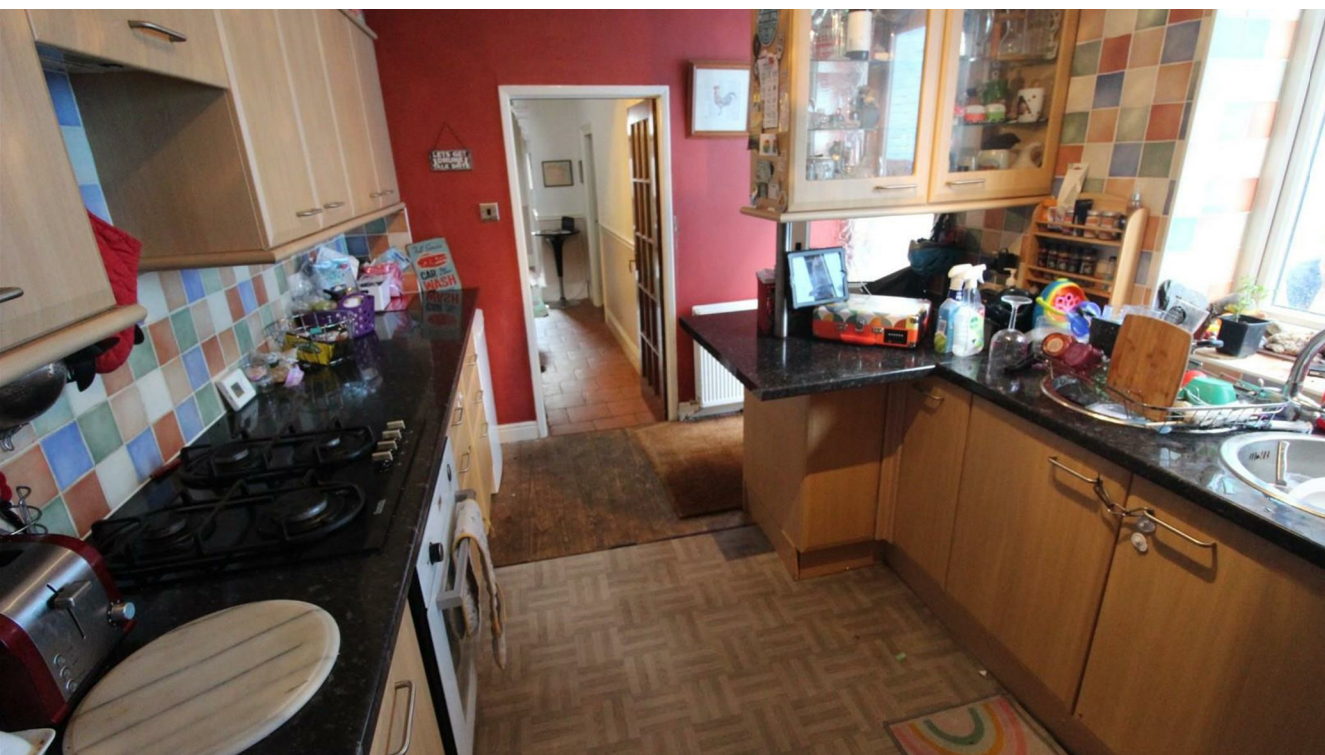
**Landing** 6'2" x 18'8" (1.9 x 5.7)  
Carpet flooring, single gas central heated radiator, double glazed window facing the rear, access into the three bedrooms.

**Master Bedroom** 11'9" x 14'1" (3.6 x 4.3)  
Double bedroom, carpet flooring, built in wardrobes, double central heated radiator, double glazed window facing the front, feature light.

**Bedroom Two** 10'5" x 15'1" (3.2 x 4.6)  
Double bedroom, carpet flooring, double glazed window facing the rear, built in wardrobes, feature light.

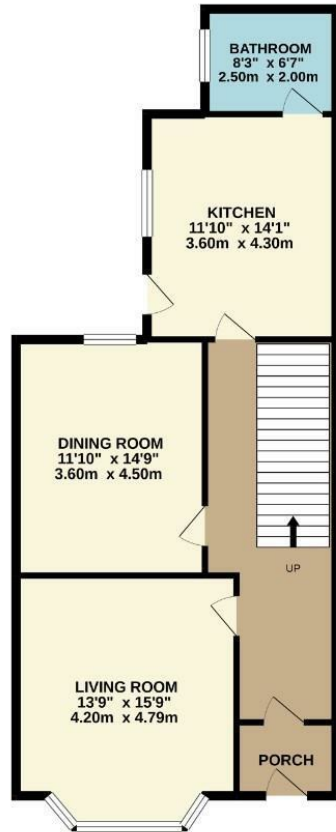
**Bedroom Three** 6'2" x 6'2" (1.9 x 1.9)  
Carpet flooring, single gas central heated radiator, double glazed window facing the front, feature light.

**External**  
Externally the property has a rear garden with shed and storage as well as a raised decking area.

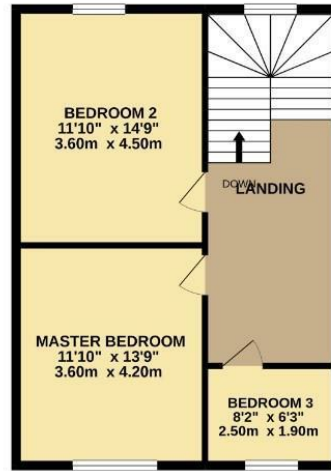




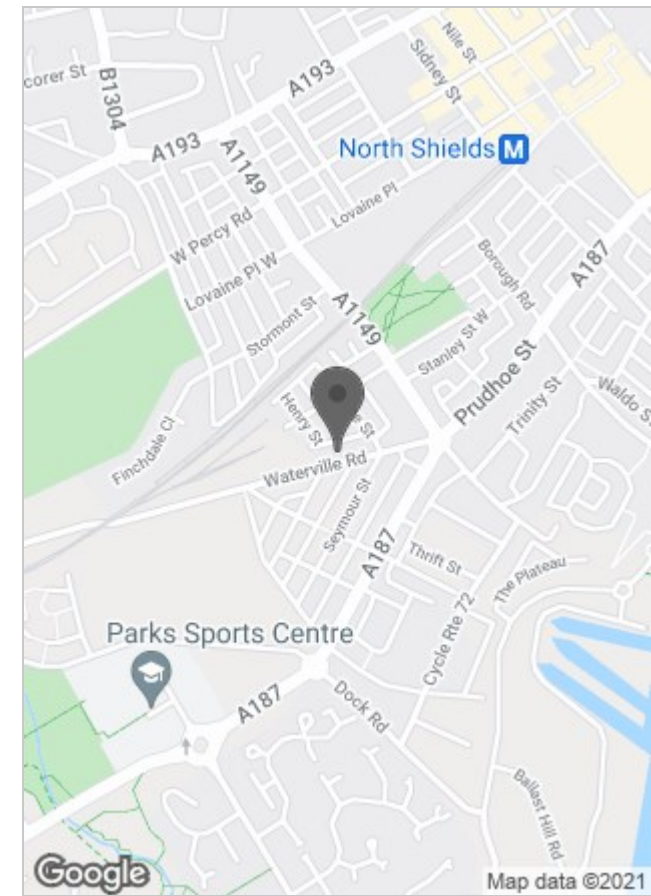
GROUND FLOOR  
808 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 1379 sq.ft. (128.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be read in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
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.