



# Verne Road

## North Shields, NE29 7LR

Fresh Property Centre welcomes to the market this two bedroom, semi-detached home situated on Verne Road, North Shields. The accommodation comprises; entrance hall, lounge, dining room and kitchen. To the first floor there are two bedrooms, shower room and separate WC. Externally there are paved gardens to both front and rear. Offered with immediate vacant possession.



# Asking Price £139,950



**0191 257 6823**

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[hello@fresh.property](mailto:hello@fresh.property)

63 Church Way, North Shields, Tyne & Wear, NE29 0AE



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**Entrance Hall**

Via double glazed door. Stairs to first floor.



**Dining Room**

Fireplace with electric fire, understairs cupboard and double glazed window.



**Lounge**

Tiled fireplace with electric fire, coving to ceiling and double glazed bay window.



**Kitchen**

Base and wall units with work surfaces over, stainless steel sink with drainer and mixer tap, built in oven, plumbing for a washing machine, double glazed window and door to rear.



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### First Floor Landing

Frosted double glazed window.

### Bedroom One

Built in cupboard and two double glazed windows.



### Bedroom Two

Built in wardrobe and double glazed window.



### Shower Room

Two piece suite comprising; shower cubicle and pedestal hand wash basin. Tiled walls, loft access, heated towel rail and frosted double glazed window.



### Separate WC

Low level WC, tiled walls and frosted double glazed window.



### Front

Block paved front garden with access to side.

### Rear Garden

Paved with shed and greenhouse.



Please Note: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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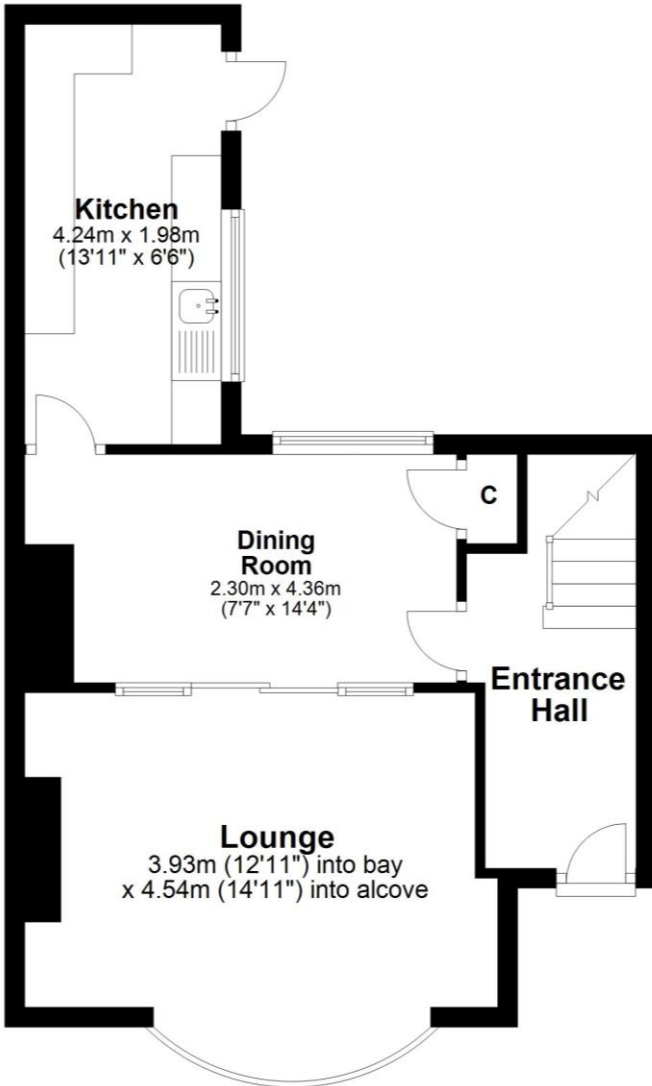
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## Ground Floor

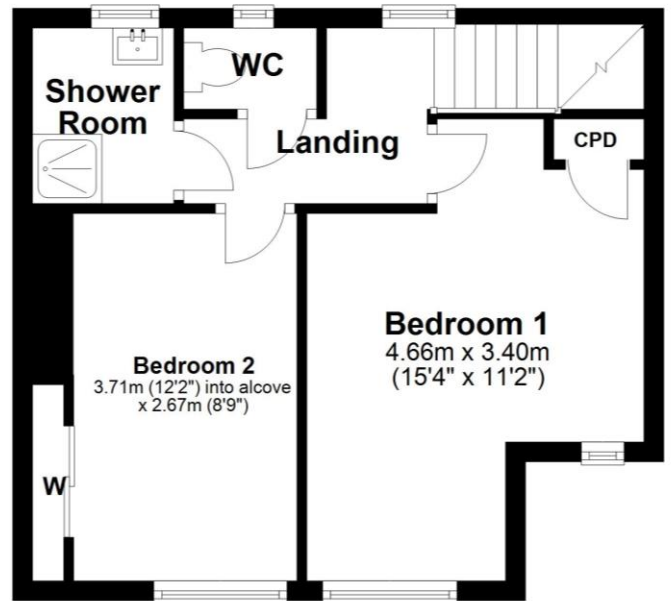
Approx. 41.5 sq. metres (447.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		

## First Floor

Approx. 32.4 sq. metres (349.3 sq. feet)



Total area: approx. 74.0 sq. metres (796.2 sq. feet)

### Thinking of Moving?

Fresh can help you;

- Sell your home
- Arrange a mortgage
- Select a local solicitor

Call our team to see how we can help

The floor plan is for illustrative purposes and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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