



**Verne Rd  
North Shields  
NE29 7DQ**

**£145,000**

Traditional 1930's semi detached house with gardens and garage, close to local shops, bus routes & schools. Close access to the A1058 & A19. The property benefits from substantial improvement, lounge with feature bay window & fireplace, superb re-fitted family dining kitchen with appliances, utility room, three bedrooms to the first floor, the master bedroom with bay window, stylish re-fitted bathroom suite with shower, private rear garden, driveway & garage



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**ENTRANCE HALLWAY**

UPVC double entrance door to hallway, tiled floor, spindle staircase to first floor, storage cupboard, radiator  
**LOUNGE** 4.57m(15'0") x 3.45m(11'4")

Measurements into feature UPVC double glazed bay window, coving to ceiling, radiator, contemporary feature  
fireplace with gas coal effect fire

**DINING KITCHEN** 5.31m(17'5") x 4.45m(14'7")

Superb re-fitted dining kitchen with breakfast bar. Comprising of a range of base, wall and drawer units, roll  
edge worktops, integrated double oven, hob, sink unit with contemporary hot and cold mixer taps, storage  
cupboard, integrated fridge, tiled floor and splashbacks, radiator, UPVC double glazed French doors to garden

**UTILITY ROOM** 3.18m(10'5") x 1.85m(6'1")

Modern fitted base units, worktops, sink unit, tiled splashbacks, plumbed for automatic washing machine,  
radiator, combination boiler, door to garage

**FIRST FLOOR LANDING AREA**

UPVC double glazed window, loft access

**BEDROOM 1** 4.72m(15'6") x 3.91m(12'10")

Measurements into feature UPVC double glazed bay window, radiator

**BEDROOM 2** 4.57m(15'0") x 3.33m(10'11")

Measurements into UPVC double glazed bay window, radiator

**BEDROOM 3** 2.34m(7'8") x 1.93m(6'4")

radiator, UPVC double glazed window

**BATHROOM**

Superb re-fitted bathroom suite comprising of shower bath with shower off, half pedestal washbasin, low level  
w.c., fully tiled walls and floor, cast iron radiator, UPVC double glazed window

**EXTERNALLY**

Much improved rear garden with patio, lawn and borders, front garden, driveway & garage

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