

MOVING HOMES

SALES & LETTINGS



Offers Over £70,000

Verne Road, North Shields

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Moving Homes are pleased to welcome to the market for sale, this two bedroom ground floor flat on Verne Road in North Shields. The property is spacious in size and would appeal to a variety of buyers. With its central location and range of amenities in the vicinity, including local shops, schools and access to the 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. With electric storage heating and double glazed, this property requires viewing to appreciate what it has to offer. Briefly comprising of entrance hallway with access to all principle rooms. The living room is to the front of the property with bay window and electric fire suite. There are two bedrooms spacious bedrooms, one to the front of the property and one to the rear. The breakfasting kitchen is to the rear with white units, complementing worktops, ceramic hob, under bench oven and plumbed for washing machine. The bathroom boasts a white fitted suite. Externally there is off street parking to the front with side entrance to a mature private garden and patio area. To secure a viewing please contact Moving Homes on 0191-2964600 or visit our website movinghomesuk.com EPC Rating D <https://find-energy-certificate.service.gov.uk/energy-certificate/4637-7826-0200-0569-7226> Tenure - The agent understands the property to be a peppercorn lease with 999yrs from 2020 However, this should be confirmed with a licensed legal representative. Council Tax Band - A



Ground Floor

Approx. 67.0 sq. metres (721.0 sq. feet)



Total area: approx. 67.0 sq. metres (721.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Tel: 0191 2964600 E: info@movinghomesuk.com www.movinghomesuk.com
2A Hawkeys Lane North Shields Tyne & Wear NE29 0JF