



82 Verne Road  
North Shields, NE29 7LT  
**£89,950**



Trading Places



## 82 Verne Road

, North Shields, NE29 7LT

Trading Places are delighted to present to the market this fantastic opportunity to purchase a two bedroom ground floor flat showcasing bright and fresh accommodation whilst being situated in a very desirable residential location.

The flat is close to major road and rail links providing ease of access to other local towns, the coast and Newcastle City centre. The property is a short drive to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach. The vibrant Fish Quay and the newly regenerated Northumberland Park is also close by.

The flat itself comprises of; welcoming hallway with doors to living room and bedrooms. Living accommodation leads to kitchen, shower room and a gardens to the front and rear.

Recently decorated and newly fitted carpets throughout. Viewings are highly recommended and can be arranged through our branch on 0191-2511189. EPC Rating D. Council Tax Band A.

### Entrance Hallway

Entrance through UPVC front door into welcoming hallway with paneling to half height, single radiator and storage cupboard. Doors to living room and bedrooms.

### Living Room

13'6 x 10'8 (4.11m x 3.25m)

Rear facing living room with open fireplace incorporating tiled inserts and wood surround. Single radiator and newly fitted carpets.

### Bedroom One

15'9 x 13'7 (4.80m x 4.14m)

This spacious front facing bedroom has abundance of natural light, double glazed walk in bay window, single radiator and newly fitted carpets.

### Bedroom Two

9'4 x 8'2 (2.84m x 2.49m)

Rear facing bedroom two has a single radiator, double glazed window and newly fitted carpets.





### Kitchen

Functional kitchen incorporating wall, base and draw units with contrasting worktops. Space for freestanding oven and plumbing for washing machine. Double glazed window giving outlook to side elevation. Door leading to shower room and external door leading to rear garden.

### Bathroom

To the rear of the flat this bright space incorporates a bath with shower over, low level WC and modern vanity sink with storage below. Double glazed window with obscure glass.

### Front Gardens

Shared path leading to ground and upper flat. Laid lawn to front with fenced boundaries. External side gate leading to rear garden.

### Rear Gardens

Rear garden accessed from side gate and internal door leading from kitchen. Laid lawn and fenced boundaries.



## Floor Plan



## Area Map



## Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

