

Beech Court | North Shields | NE29 0HX

£189,950

Tucked away within a small residential cul-de-sac, this three-bedroom home offers buyers the chance to modernise and improve at their own pace while benefiting from a practical layout and a desirable south-facing rear garden. The ground floor is straightforward and functional, with a generous living room forming the heart of the home, complemented by a fitted kitchen to the rear and the added convenience of a ground floor WC. Upstairs, there are three bedrooms and a shower room/wet room, providing a solid foundation for future cosmetic improvements. Outside, the south-facing rear yard is a genuine asset, enjoying a sunny aspect throughout much of the day and offering excellent potential to create an attractive outdoor space. To the front, the property enjoys a pleasant position within the development. For buyers seeking a home they can personalise rather than pay a premium for someone else's choices, this is a property that offers genuine potential in a convenient and well-established location.

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Mid Terrace House

Three bedrooms

Kitchen/Diner

Spacious Lounge with Staircase to upper Floor

Walk in Shower Room

Separate w.c

Rear Yard

Close to Local Amenities

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Front entrance door, radiator, door to:

GROUND FLOOR WC: Low level WC, wash hand basin, double glazed window, radiator.

LIVING ROOM 15'10" x 14'07" (4.83m x 4.45m): Double glazed window to front, radiator, stairway to first floor, door to:

DINING KITCHEN 15'10" x 8'10" (4.83m x 2.69m): Fitted wall and base units, work surfaces, sink unit, space and plumbing for appliances, gas connection for cooker/hob, double glazed window, radiator, laminate flooring, door to rear yard.

FIRST FLOOR LANDING: Loft access, storage cupboard, door to:

BEDROOM ONE 8'07" x 11'06" (2.62m x 3.51m): Double glazed window, radiator, double wardrobe/storage cupboard.

BEDROOM TWO 8'07" x 10'01" (2.62m x 3.07m): Double glazed window, radiator.

BEDROOM THREE 6'10" x 7'11" (2.08m x 2.41m): Double glazed window, radiator.

SHOWER ROOM 5'08" x 6'06" (1.73m x 1.98m): Wet room style shower, floating vanity wash hand basin, low level WC, double glazed window, extractor fan, waterproof wall panelling.

EXTERNALLY: South-facing rear yard/garden.

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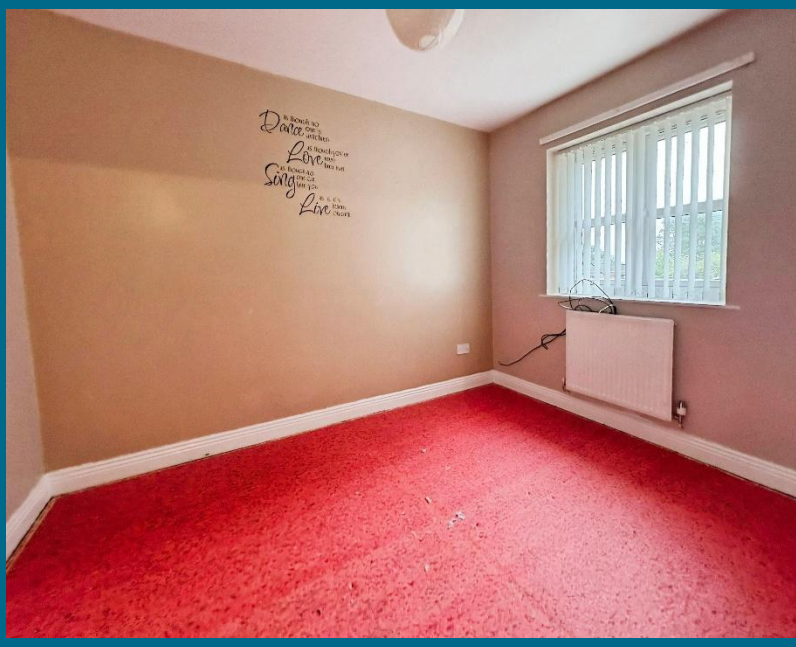


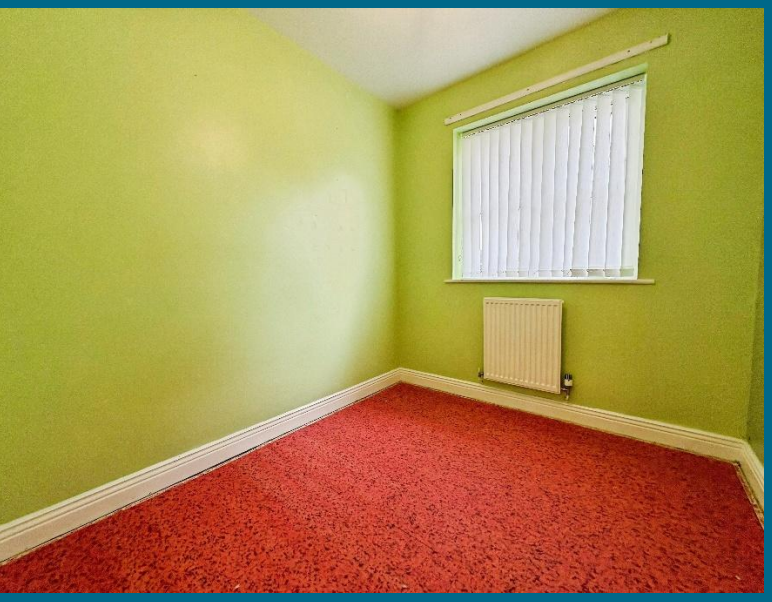


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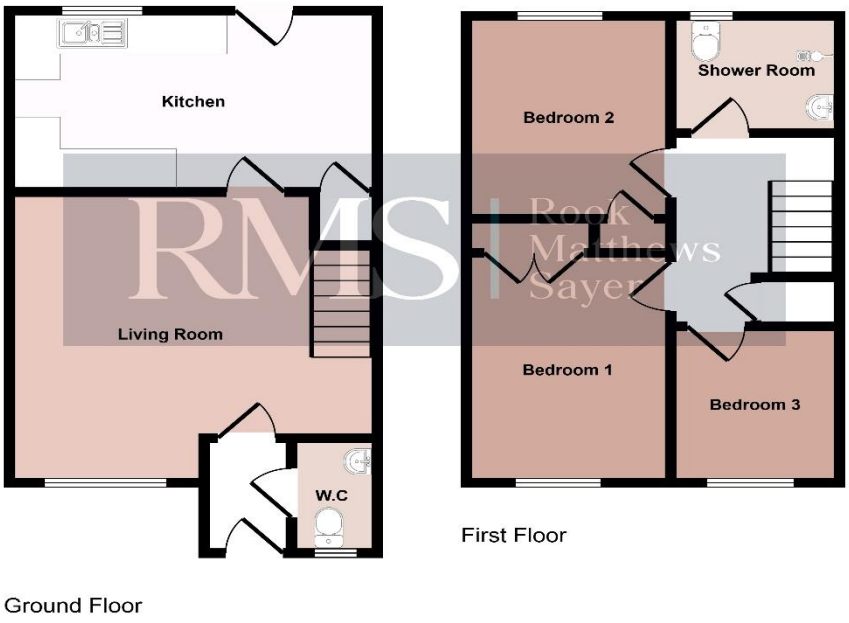






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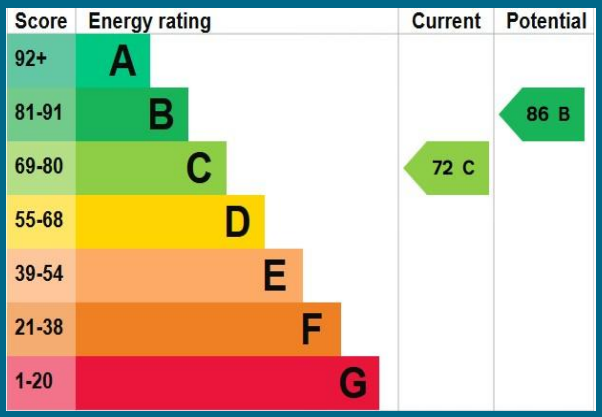
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: "Cable/FTTC/FTTP/
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.



TENURE
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: C

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. Note: Rook Matthews Sayer (RMS) for itself and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS as any authority to make or give any representation or warranty whatever in relation to this property.

The Property Ombudsman

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