



**Alnwick House | North Shields | NE29 7BX**

**Guide Price: £68,000**

**For sale by Auction 29<sup>th</sup> January 2026**

### **Option 1**



Modern and well-presented two-bedroom apartment located within a secure development. This purpose-built property offers a bright open-plan living and kitchen area with contemporary units and ample workspace. There are two good-sized double bedrooms, including a primary bedroom with en-suite shower room, plus a separate family bathroom. Additional benefits include a secure entry system and double glazing throughout. Being sold with a tenant in situ, this property provides an immediate rental income.

**ROOK  
MATTHEWS  
SAYER**

**ENTRANCE:** Entrance door into entrance hallway with door to:

**HALLWAY:** Electric heater, storage/immersion heater cupboard, door to:

**LOUNGE / KITCHEN 9'1" × 24'1" (2.77m x 7.34m)**  
Maximum measurements: Living room area open plan with kitchen, double glazed sliding door to Juliet balcony, electric heater. Kitchen area incorporating a range of base, wall and drawer units, basin with mixer tap, worktops and integrated appliances including dishwasher, cooker hood, electric hob and oven.

**BATHROOM 8'9 × 6'6 (2.67m x 1.98m)** Maximum measurement: Bath with overhead shower, low level cistern W.C, basin, part tiled walls.

**BED 2 13'9 × 6'5 (4.19m x 1.96m)** Double glazed window, electric heater.

**BED 1 21'5 × 9'1 (6.53m x 2.77m)** Measurement including storage wardrobe recess: Storage wardrobe built into recess, double glazed window, electric heater, door to:

**EN-SUITE 5'9" × 6'6 (1.75m x 1.98m)** Shower cubicle with chrome shower, low level cistern W.C, basin, part tiled walls.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Resident parking

## 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 905 years les 3 days from 25.03.1947  
total years remaining 902

## AGENTS NOTE:

Appliances have not and will not be tested.

**Council Tax Band: A**

**EPC: C**

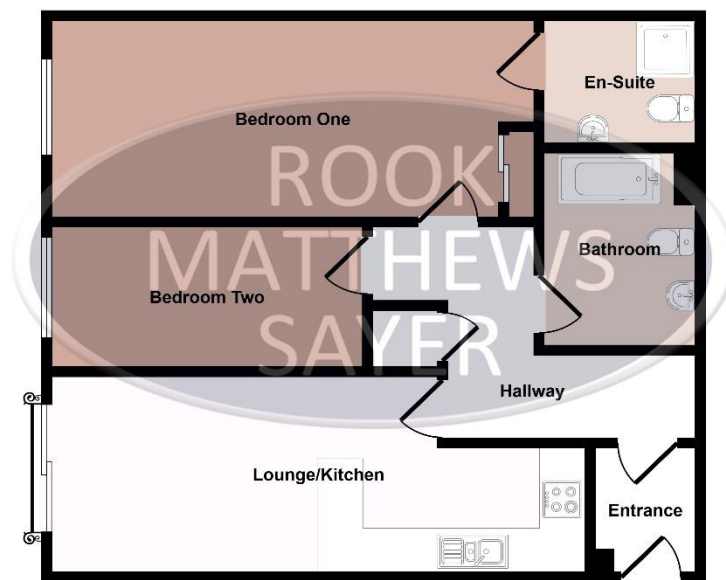
**WB.TJ.DB./2025.V.1**



**Important Note:** Rook Matthews Sayer (RMS) for themselves 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 has any authority to make or give any representation or warranty whatever in

**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. This is not a credit check and will not affect your credit score.





Floorplan

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		