



Walton Park | North Shields | NE29 9DA

£180,000

Situated in a convenient location close to a range of shops and local amenities, this well-presented end-link bungalow is available with the benefit of vacant possession and is exclusively for the over-55s market.

The property offers a light and airy, generously proportioned lounge, providing an inviting space for relaxation and entertaining. The fitted kitchen offers ample storage and workspace, with provision for freestanding appliances. There are two good-sized bedrooms, both offering comfortable accommodation, together with a contemporary white bathroom suite featuring an electric shower over the bath.

Ideally positioned for easy access to local amenities and excellent transport links, this attractive bungalow is perfectly suited to those seeking comfortable, low-maintenance living in a convenient setting.

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End-Link Two-Bedroom Bungalow

Light and Airy Spacious Lounge

**Fitted Kitchen with Space for
Appliances**

**Contemporary White Bathroom
Suite with Electric Shower over
Bath**

Two Good Size Bedrooms

Close to shops and Local Amenities
Good Transport Links

Over 55's Only

Vacant Possession

For any more information regarding the property please contact us today

ENTRANCE PORCH: front entrance door, double glazed window, door to:

HALLWAY: spacious hallway, storage cupboard, loft access

LOUNGE: (rear) 16'2 x 11'2 (4.93m x 3.4m), patio door to rear garden, double glazed window overlooking the westerly garden, electric heater, door to:

KITCHEN: (front) 9'6 x 7'8 (2.9m x 2.33m), contemporary kitchen incorporating a range of base, wall and drawer units, contrasting worktops, single drainer sink unit with mixer taps, plumbing for washing machine, space for fridge freezer, tiling to walls, double glazed window

BEDROOM ONE: (rear) 11'7 x 11'9 (3.53m x 3.58m), fitted sliding wardrobe, double glazed window

BEDROOM TWO: (front) 9'6 x 8'0 (2.9m x 2.44m), double glazed window

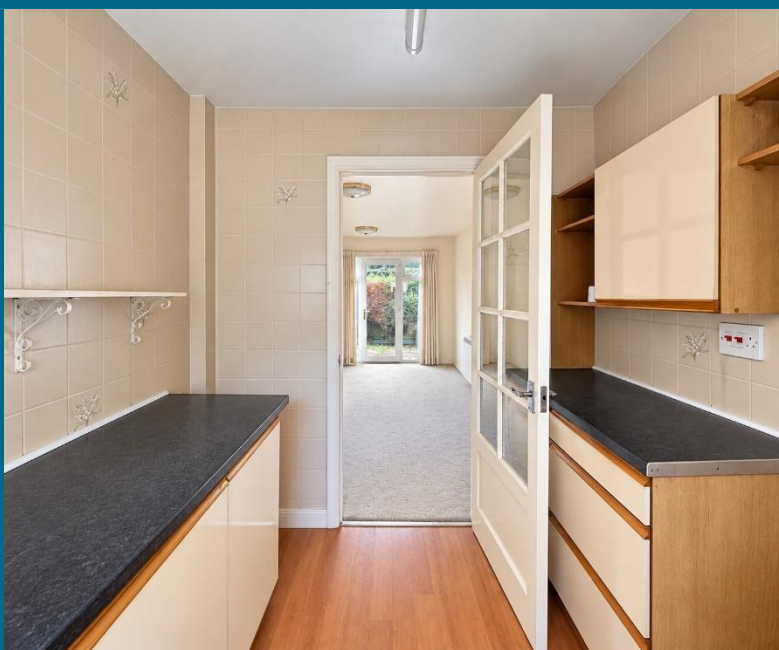
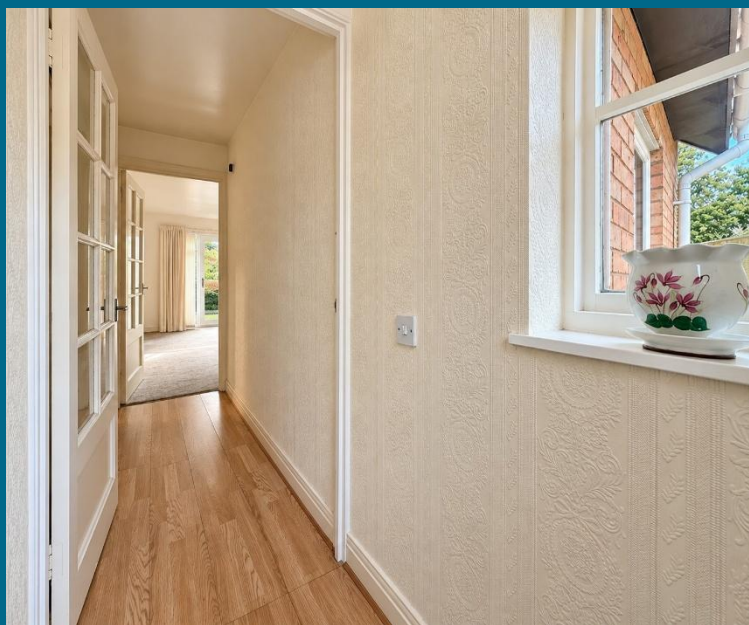
BATHROOM: (side) 6'7 x 6'2 (2m x 1.88m), electric shower over bath, washbasin sink with mixer taps, low level W.C. chrome ladder radiator, tiled walls

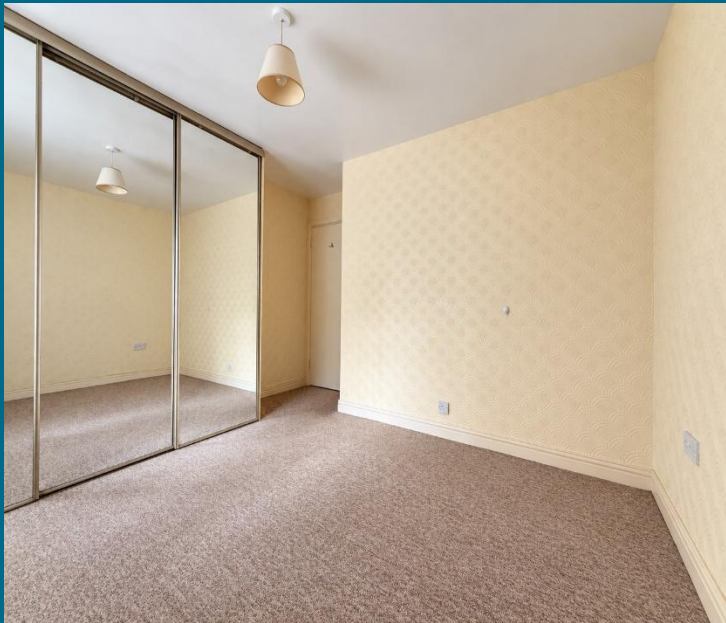
EXTERNALLY: the property benefits from a private rear and side garden with a south-westerly aspect, well stock boarders, raised beds, patio area and an allocated parking bay

T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

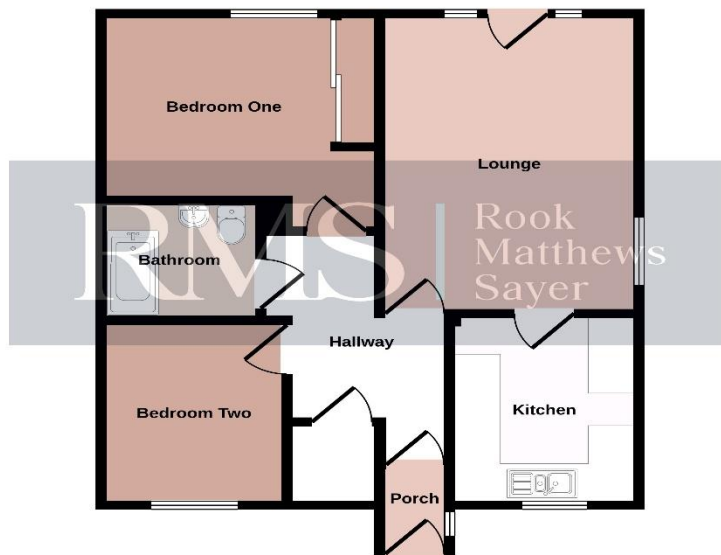
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Floorplan

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.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Allocated Parking Space

MINING

The Northeast 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.

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

TENURE

Leasehold – It is understood that this property is leasehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser 99 Years from 01.05.1985 Years remaining 58
Service Charge £33 per month to be reviewed November 2026

COUNCIL TAX BAND: B

EPC RATING: TBC

WB4130.LI.DB.20/10/2026 V.1

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.

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 as any authority to make or give any representation or warranty whatever in relation to this property.



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