

Derwent Road | North Shields | NE30 3AH

£380,000

A beautiful three-bedroom semi-detached house situated on Derwent Road in North Shields, offering well-presented family accommodation with two reception rooms and a good-sized rear garden.
The ground floor provides a bright bay-fronted living room with focal fireplace and modern décor, opening into a separate dining room that overlooks the garden, giving a sociable flow for everyday living and entertaining. The kitchen is fitted with contemporary units, laminate worktops and tiled splashbacks, with windows to the rear providing good natural light and views of the garden. Upstairs are three bedrooms. The main double bedroom includes built-in wardrobes, while two further bedrooms offer flexible space for children, guests or a home office. The bathroom is finished in a modern white suite with over-bath shower, tiled walls and rear window for ventilation. Outside, the property benefits from a driveway, garage and an enclosed rear garden with lawn, play area and paved seating space, ideal for families.
Derwent Road is well placed for local amenities, with Tynemouth and North Shields town centre both a short drive away, offering shops, cafés, restaurants and access to the seafront. Nearby green spaces include Northumberland Park and the Longsands coastline. The area is served by several well-regarded primary and secondary schools. Transport links are convenient, with North Shields and Tynemouth Metro stations providing regular services to Newcastle city centre in around 25–30 minutes, as well as to coastal destinations along the Tyne & Wear Metro network. Road links via the A1058 Coast Road and A19 connect efficiently across Tyneside.

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3 2 1

Three-Bedroom Semi-Detached House

Two Spacious Reception Rooms

Bright Bay-Fronted Living Room

Modern Fitted Kitchen Overlooking the Rear Garden

Principal Bedroom with Fitted Wardrobes

Spacious Enclosed Rear Garden with Lawn & Paved Area

Driveway and Garage

Good Transport Links and Close to Local Amenities

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Timber flooring, staircase leading to the first floor, radiator, glazed entrance door with adjoining glazed panel, door to:

LOUNGE: 12'4" x 11'9" (3.76m x 3.58m) Front-facing double-glazed bay window, timber flooring, feature fireplace with timber surround, radiator. Wide archway leading through to the dining room.

DINING ROOM: 12'4" x 11'5" (3.76m x 3.48m) Separate reception room with access through the wide archway from the lounge with double-glazed windows and French doors to the rear garden and radiator.

KITCHEN: 16'6" x 8'3" (5.03m x 2.51m) Fitted with a range of white wall and base units, timber effect work surfaces, breakfast bar and under stairs cupboard. Sink and drainer with mixer tap, gas hob with cooker hood above, oven, integrated dishwasher, radiator. Tiled splashbacks, timber flooring, double-glazed rear-facing windows, external door to rear garden and door to garage.

GARAGE: 15'10" x 8'9" (4.83m x 2.67m) Garage with up-and-over door providing access from the front driveway.

EXTERNAL: To the front of the property is a lawned garden alongside a driveway providing off-street parking and leading to the garage.

The South-facing rear garden offers a combination of lawn and paved patio areas, providing space for outdoor seating and family use.

LANDING: Access to the three bedrooms and family bathroom. Features include a decorative stained-glass window and loft access, door to:

BEDROOM 1: 12'4" x 11'4" (3.76m x 3.45m) Fitted alcove wardrobes and storage, with double-glazed window, radiator.

BEDROOM 2: 11'9" x 11'5" (3.58m x 3.48m) Front-facing double-glazed bay window, fitted wardrobes and additional fitted cupboards and a central dressing area, radiator.

BEDROOM 3: 8'8" x 8'0" (2.64m x 2.44m) Double-glazed window, radiator.

BATHROOM: 8'6" x 7'5" (2.59m x 2.26m) White suite comprising a panelled bath with shower over and fitted shower screen, pedestal wash basin and WC. White tiled walls, storage cupboard, chrome heated towel rail and two obscure-glazed windows.

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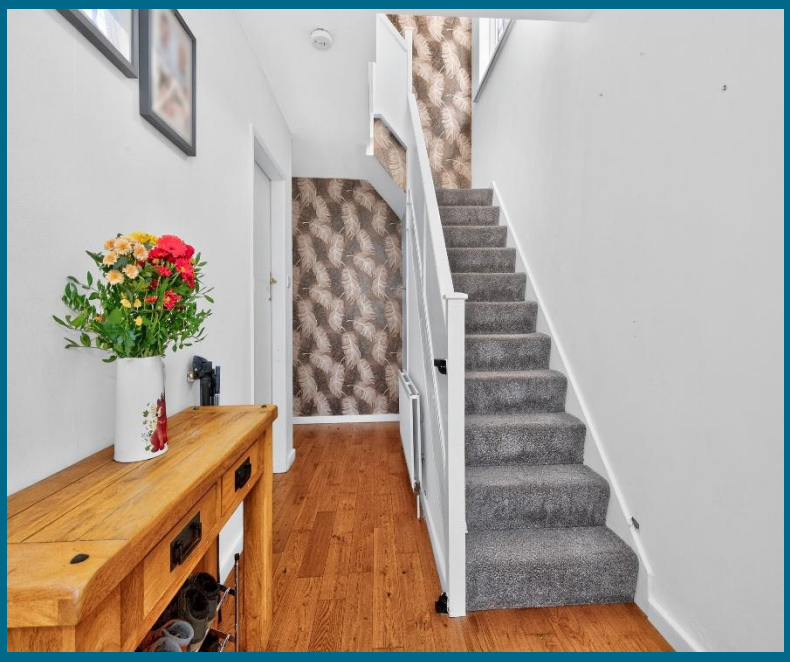









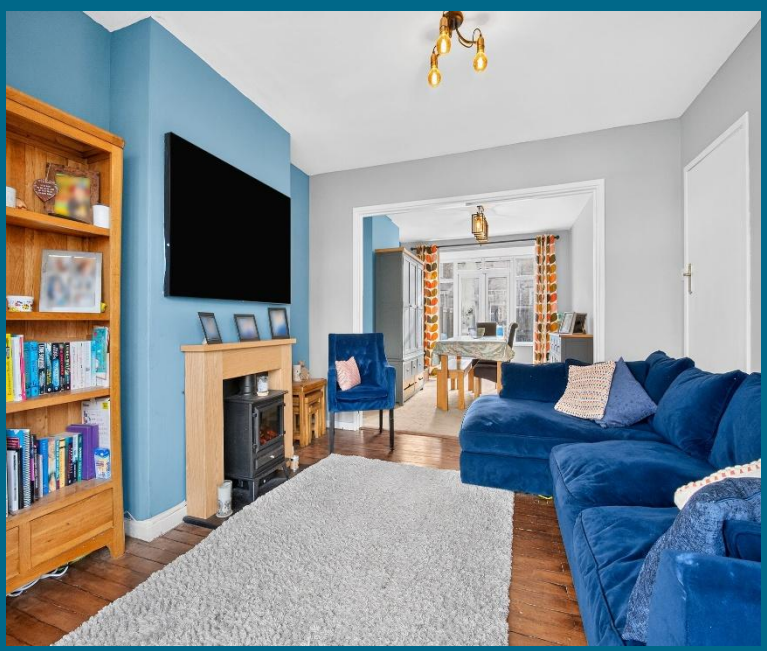

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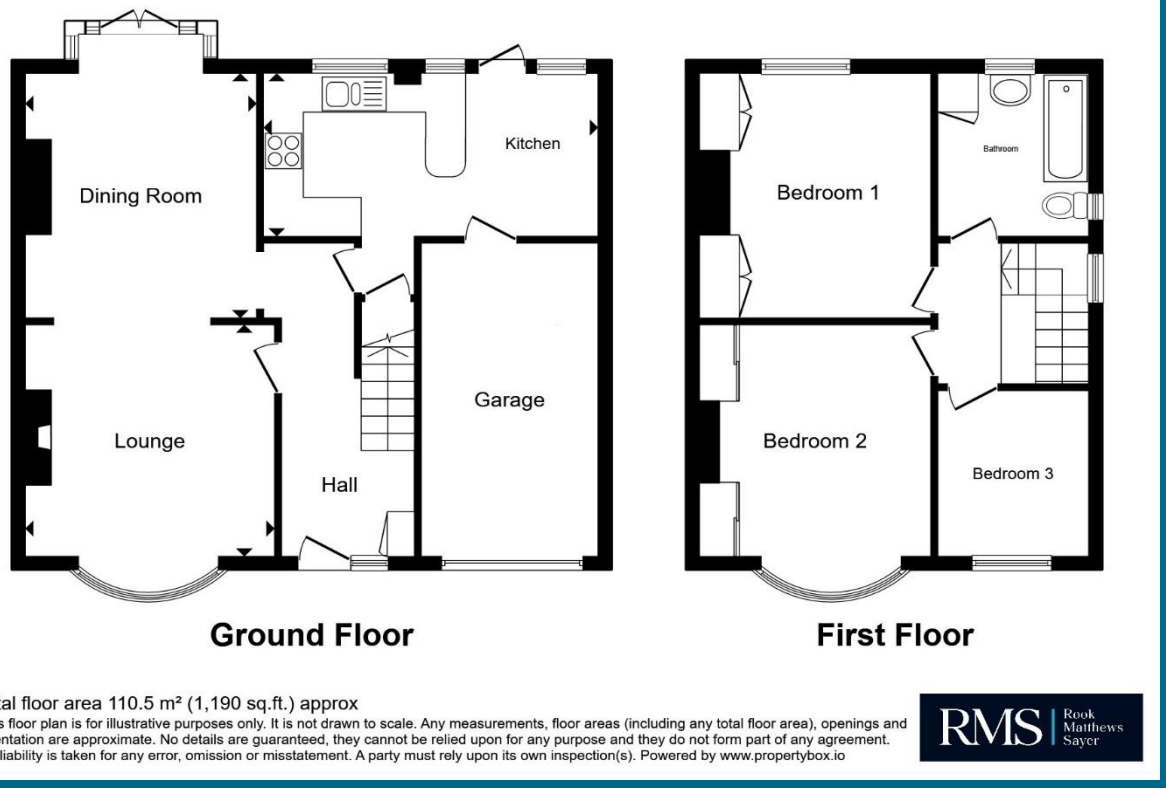

Total floor area 110.5 m² (1,190 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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

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
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

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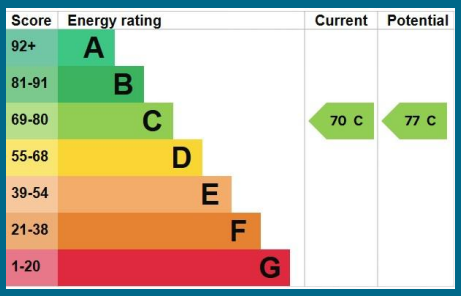

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. 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.

The Property Ombudsman

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