



Dereham Way | North Shields | NE29 8BU

£170,000

A beautifully presented three-bedroom end-terrace home offering spacious and well-appointed accommodation, ideal for a range of buyers.

The welcoming entrance hall provides access to a useful ground-floor WC, while the generous lounge features an attractive fireplace, creating a comfortable space for relaxation. To the rear of the property, an open-plan dining room enjoys direct access to the garden via patio doors and flows seamlessly into the fitted kitchen, creating an excellent layout for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, including two generous double rooms, along with a stylish contemporary bathroom fitted with a modern white three-piece suite and complemented by large-format grey tiling.

The property has been tastefully decorated throughout in a fresh, neutral style and further benefits from newly fitted carpets to the stairs and bedrooms.

Externally, there is ample on-street parking, an open lawned garden to the front, and an enclosed rear garden which is predominantly paved for ease of maintenance and features gated access.

Early viewing is highly recommended to fully appreciate the space, presentation and convenience this excellent home has to offer.

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Three-Bedroom End-Terrace House

Useful Ground-Floor W.C

Contemporary First-Floor Bathroom

Two Well-Proportioned Double Bedrooms

Generous Lounge with Feature Fireplace

Spacious Accommodation

Open Connection Between Lounge and Dining Room

Vacant Possession

For any more information regarding the property please contact us today

ENTRANCE HALL: Entered via a double-glazed front door with decorative glazed panel. A bright and neatly presented hallway, two-tone wall decoration with dado rail detailing, radiator and staircase rising to the first floor, door to:

GROUND-FLOOR W.C: Fitted with a modern white WC and countertop wash basin set over a vanity unit.

LOUNGE: 14'6" x 11'5" (4.41m x 3.48m) A spacious front reception room with a double-glazed window, radiator. A decorative fireplace with marble-effect inset and hearth provides a focal point to the room, while a wide opening leads directly through to the dining room. Two-tone wall decoration with dado rail detailing continues the coordinated finish seen throughout the ground floor.

DINING ROOM: 11'10" x 8'10" (3.60m x 2.68m) Open from the lounge and forming a natural continuation of the main living accommodation. Finished with two-tone wall decoration and a radiator. Double-glazed sliding doors provide direct access to the rear garden, while an arched opening connects through to the kitchen.

KITCHEN: 8'10" x 8'6" (2.70m x 2.60m) Fitted with a range of white wall and base units with complementary work surfaces and wood-effect splashback detailing. Stainless steel sink and drainer positioned beneath the double-glazed rear window. Space is provided for a freestanding cooker beneath a fitted cooker hood. Further features include display cabinetry and open shelving.

LANDING: Carpeted landing with two-tone wall decoration, white balustrade, access to the loft, door to:

BEDROOM ONE: 14'6" x 9'0" (4.43m x 2.74m) A generous newly carpeted double bedroom positioned to the front of the property. Double-glazed window, radiator, built in storage cupboard.

BEDROOM TWO: 11'9" x 9'0" (3.59m x 2.74m) A second well-proportioned newly carpeted double bedroom with a double-glazed window, radiator, built-in storage cupboard.

BEDROOM THREE: 8'7" x 8'5" (2.61m x 2.57m) A bright third bedroom newly carpeted with double-glazed window, radiator.

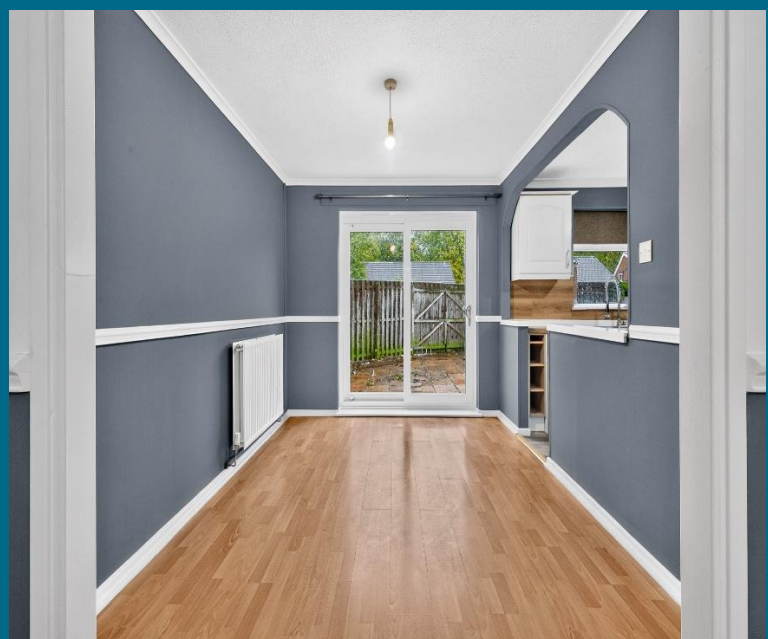
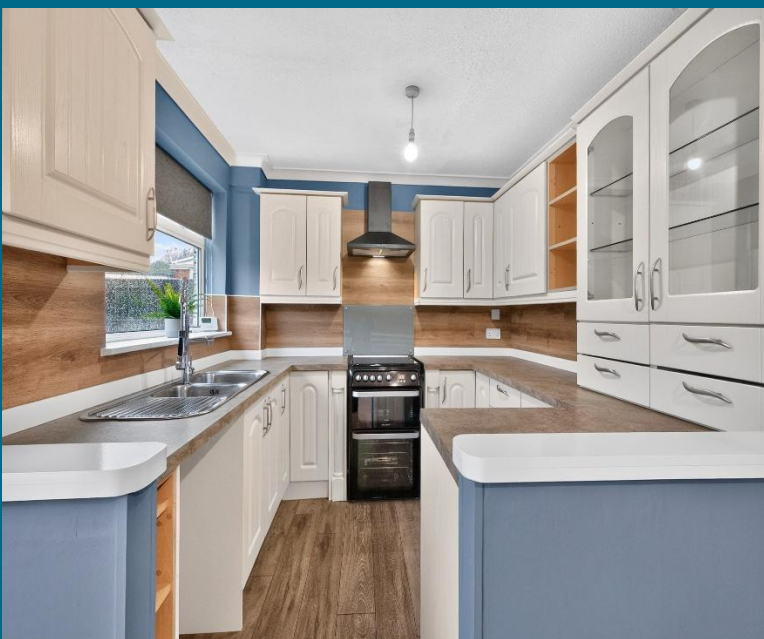
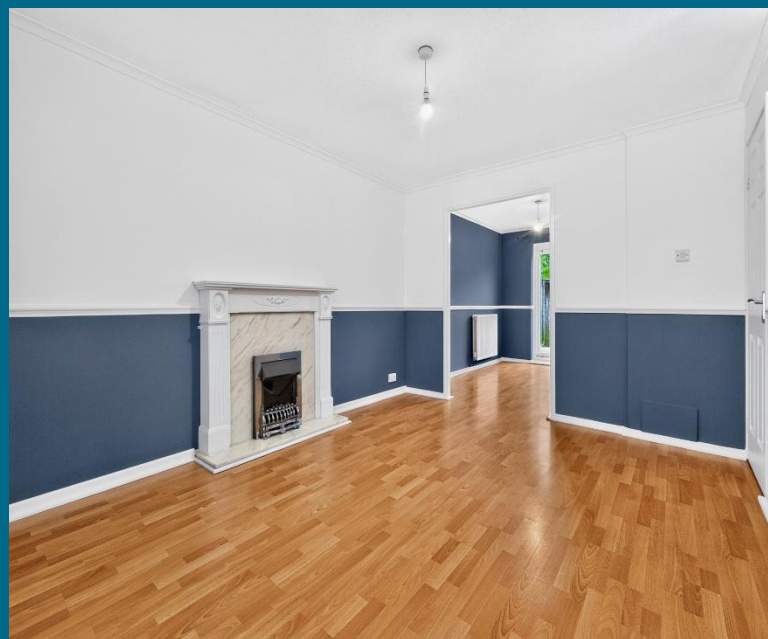
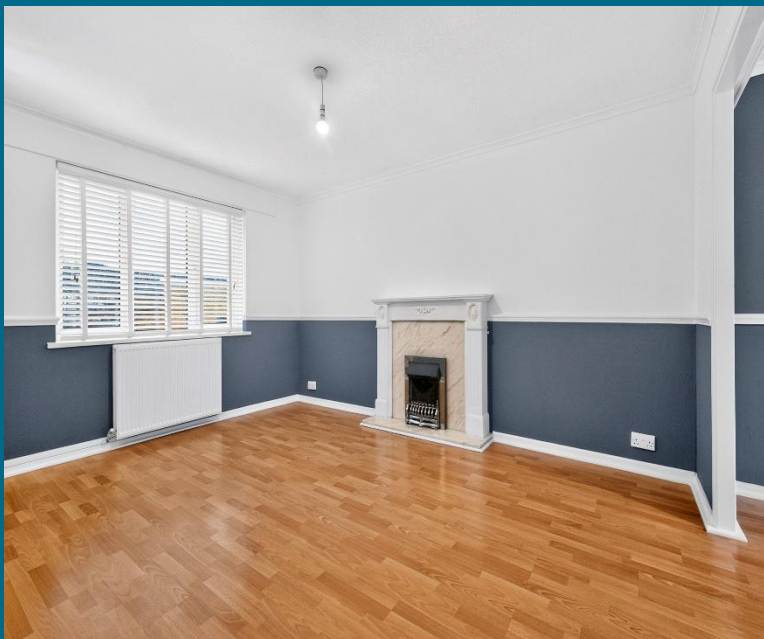
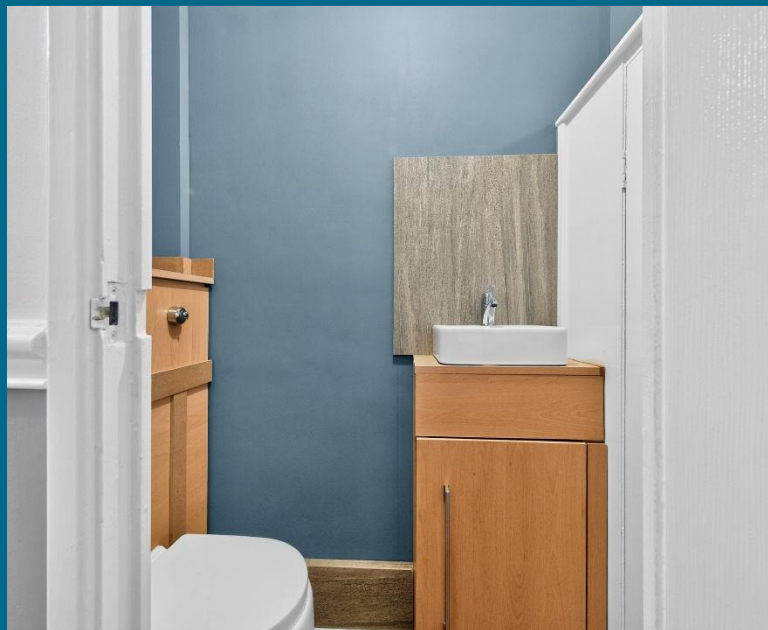
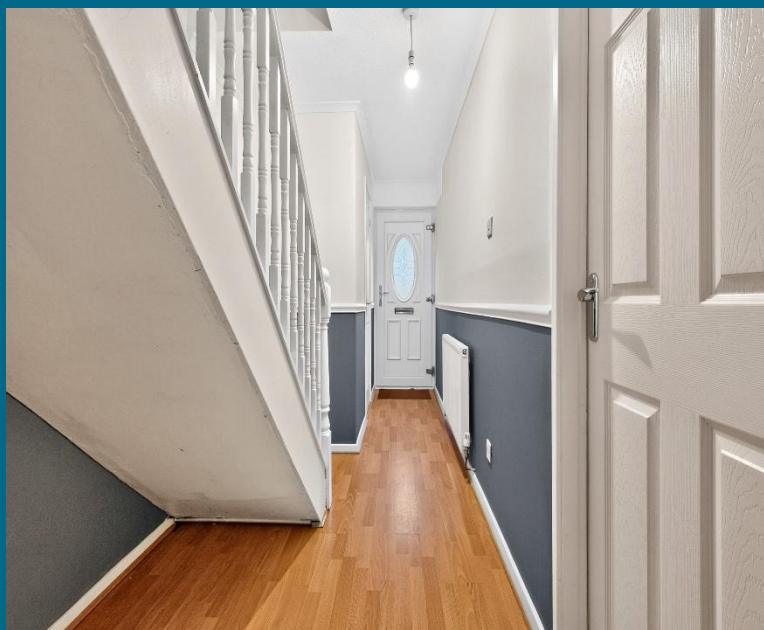
BATHROOM: 6'3" x 5'7" (1.91m x 1.71m) A contemporary three-piece bathroom finished with large-format grey wall tiling. Fitted with a panelled bath with glazed shower screen and mains shower over, W.C and vanity basin with timber-effect storage beneath. Frosted double-glazed window and modern chrome fittings.

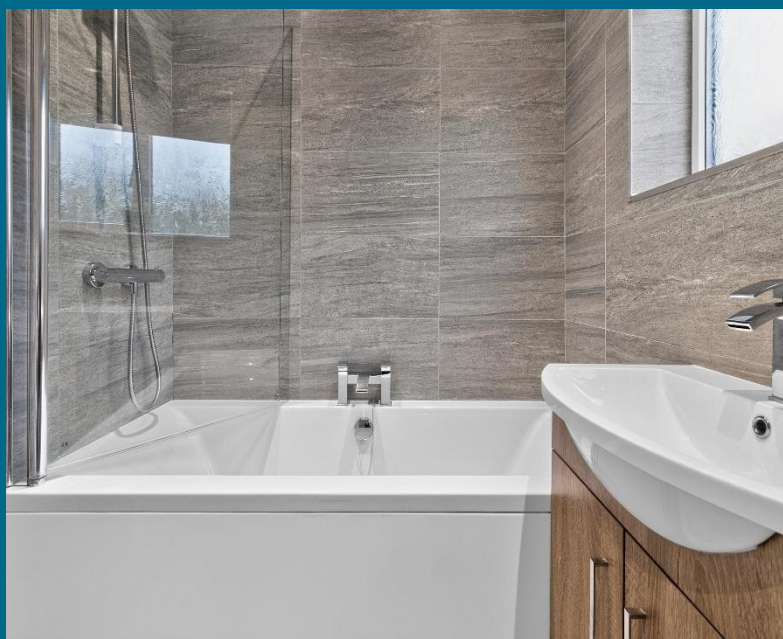
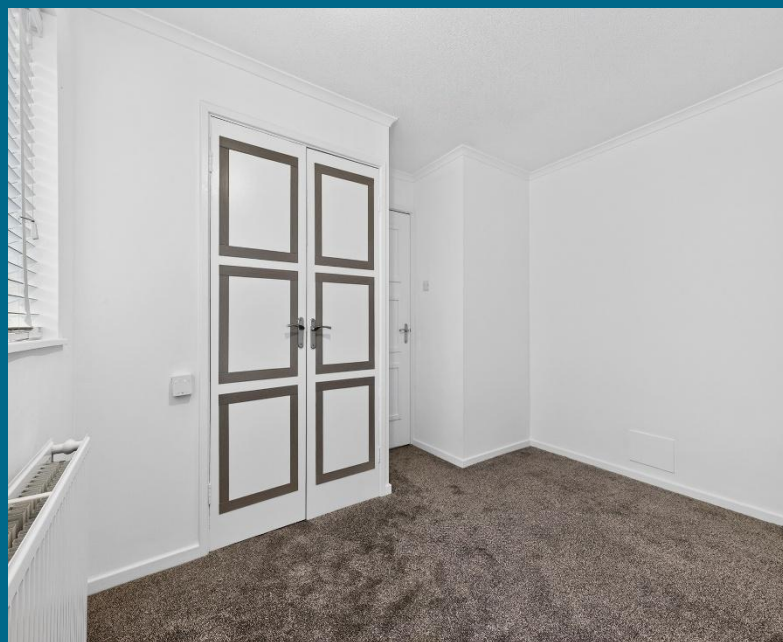
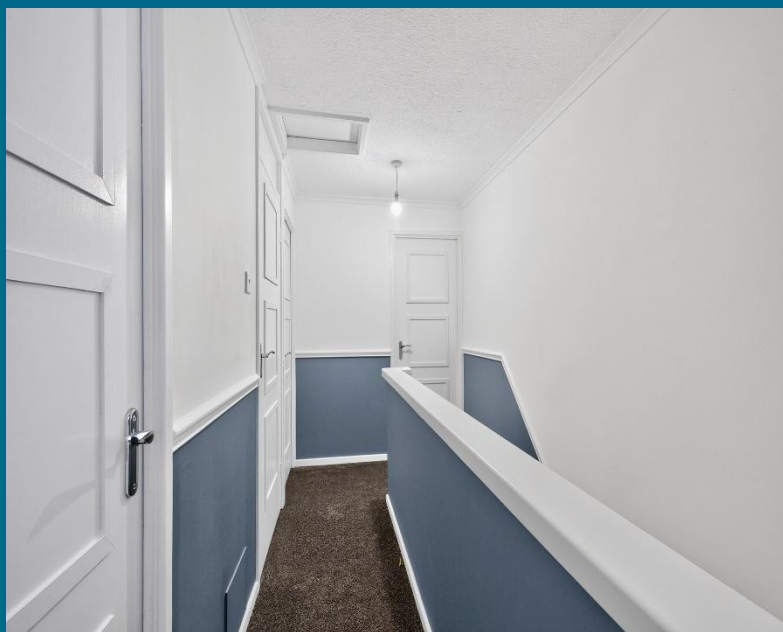
EXTERNAL: The property occupies an end position with an open lawned frontage and pathway leading to the entrance. Ample on-street parking, an enclosed rear garden which is predominantly paved for ease of maintenance, with timber fencing and gated access.

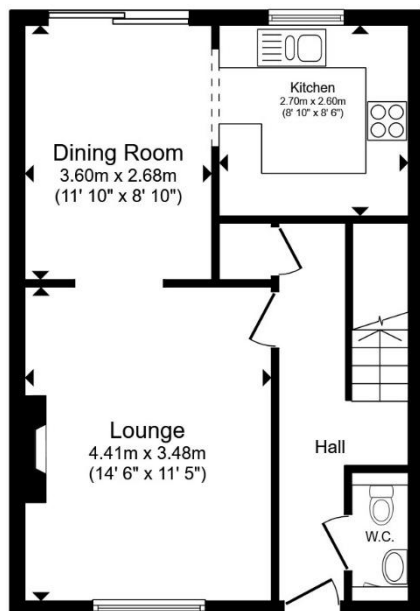
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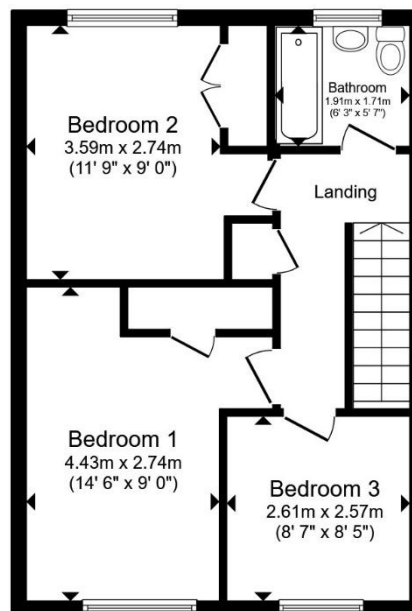
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Ground Floor



First Floor

Total floor area 87.8 m² (945 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: FTTC Available
Mobile Signal Coverage Blackspot: No
Parking: Ample On Street Parking

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: A

EPC RATING: C

WB4129.TJ.DB.14.10.2026 V.2

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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