



Netherton Avenue | North Shields | NE29 8JH

£180,000

Positioned on a generous corner plot within a well-established residential setting, this beautifully presented two-bedroom semi-detached home offers bright, well-balanced accommodation with modern styling and excellent outdoor space. Set back behind a lawned frontage and driveway providing off-street parking, the property immediately feels welcoming and well maintained. Internally, the ground floor offers a spacious living room with contemporary wall-mounted electric fire and large window allowing natural light to flood the space. This opens up into the dining area with French doors that provide direct access to the rear garden, creating a practical layout ideal for everyday living. The kitchen itself is finished in a stylish shaker-style design with contrasting worktops, metro-tiled splashbacks and ample storage. To the first floor are two generous double bedrooms, both well-proportioned. The family bathroom is fitted with a modern suite including bath with shower over, vanity unit and contemporary tiling. Externally, the rear garden offers a private enclosed space with decking area ideal for outdoor seating, lawn and a useful brick-built outbuilding for additional storage. Netherton Avenue is well placed for local shops, schools and transport links, with easy access to North Shields, the Coast and major road networks.

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Semi Detached

Modern Bathroom with Separate W.C

Corner Plot, Garden Front, Rear & Side

Enclosed Rear Garden with Decked Seating Area

Driveway Providing Off-street Parking

Bright Living Room and Dining Area

Two Well-proportioned Double Bedrooms

Stylish Fitted Kitchen with Gas Hob & Ample Storage

For any more information regarding the property please contact us today

HALLWAY: Entrance door, stairway to first floor, door to:

KITCHEN 9'9" x 11'0" max (2.97m x 3.35m)
Plus panty style cupboard: Fitted wall, base and drawer units, worktops, gas hob with oven below, basin with mixer tap, tiled splashbacks, plumbing for washer, radiator, double glazed window, door to side access.

DINING AREA 8'5" x 7'7" (2.57m x 2.31m):
Double glazed French doors opening to rear garden, radiator, open to living room.

LIVING ROOM: 11'7" x 12'5" (3.53m x 3.78m): Into alcove. Double glazed window, radiator, wall-mounted electric fire.

LANDING: Loft access hatch, door to:

BEDROOM ONE 14'7" x 10'9" max (4.45m x 3.28m) Plus alcove: Double glazed window, radiator.

BEDROOM TWO 10'4" x 10'1" (3.15m x 3.07m) Plus alcove: Double glazed window, radiator.

BATHROOM 4'7" x 7'5" (1.40m x 2.26m):
Panelled bath with shower over, vanity wash hand basin, towel radiator, part tiled walls.

W.C 2'6" x 4'4" (0.76m x 1.32m): Low-level WC, double glazed window, tiled walls.

EXTERNALLY: Wrap around front Garden & Driveway, lawned frontage with boundary wall and pathway to entrance. Driveway providing off-street parking and access to side entrance. Enclosed private rear garden incorporating decked seating area, lawn and fenced boundaries. Brick-built outbuilding providing useful external storage.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains/Gas
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: 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

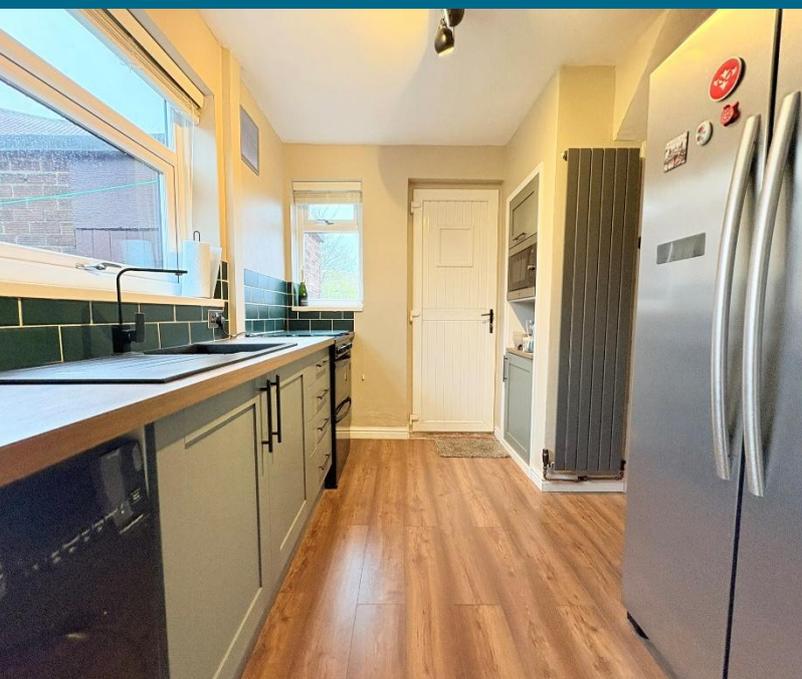
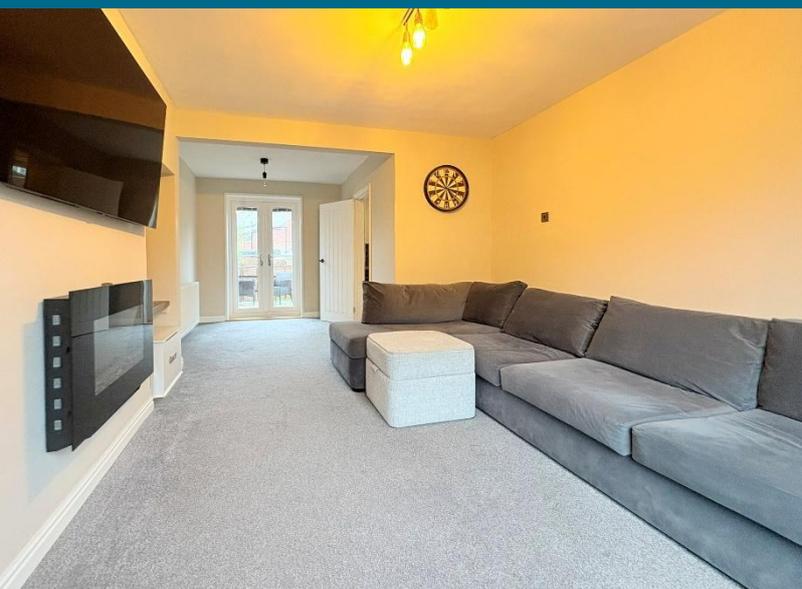
TENURE

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: A

EPC RATING: C

WB3549.TJ.DB.12.02.2026 V.1

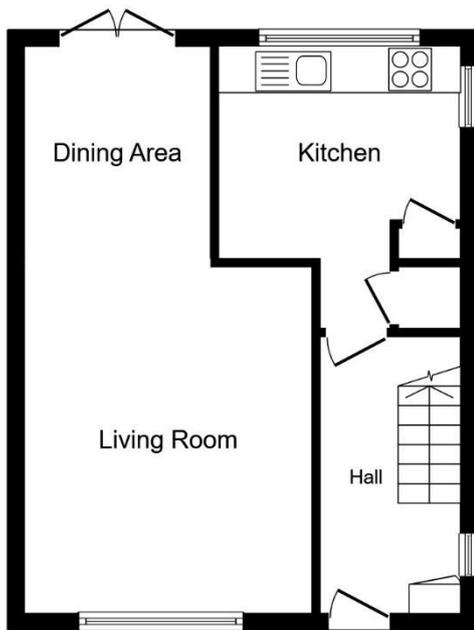


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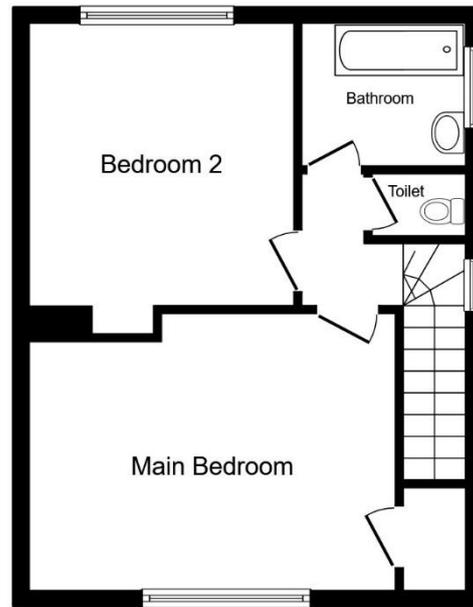
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Ground Floor



First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 relation to this property.

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



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