



Grey Street | North Shields | NE30 2DZ

£230,000

Boasting a highly sought after location close to Northumberland Park, local schools, amenities, within walking distance to the town centre and a short drive from Tynemouth Village and beach. This spacious, period terrace is available with no onward chain and offers a delightful sunny aspect to the rear with private town garden and up and over garage door. Impressive entrance hallway, basement storage room, lounge with shutter blinds, separate dining room, rustic kitchen with access out to the town garden. Split level first floor landing with three generous bedrooms and a modern, four piece family bathroom. Best be quick!

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Period Terrace Family Home

Close to Northumberland Park

No Onward Chain

Impressive Hall, Basement

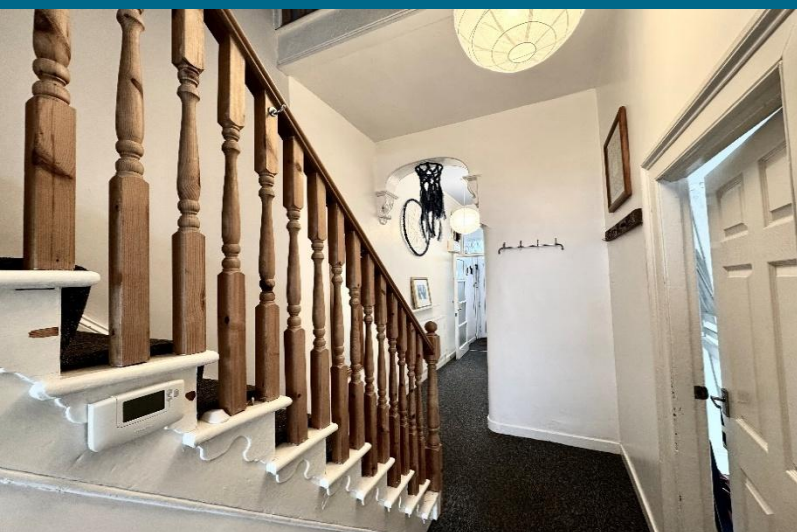
Two Reception Rooms

Three Bedrooms

Four Piece Family Bathroom

Southerly Rear Yard with

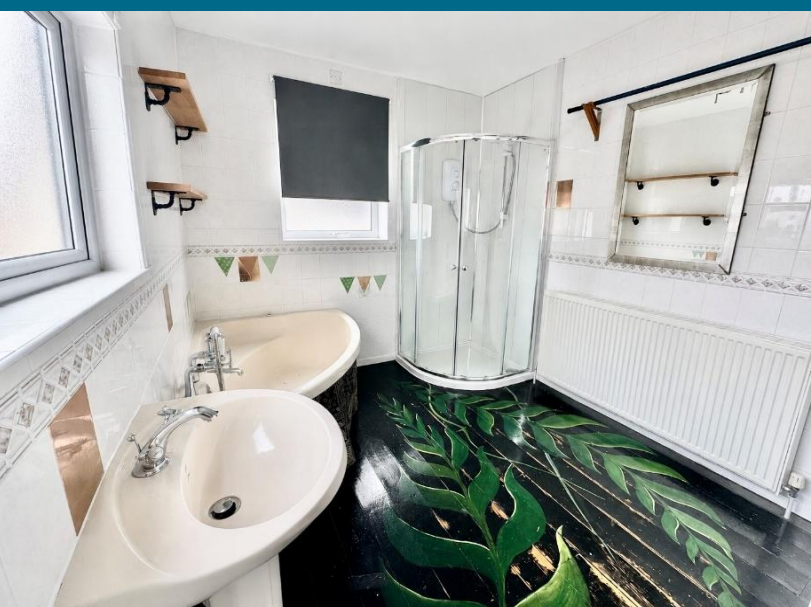
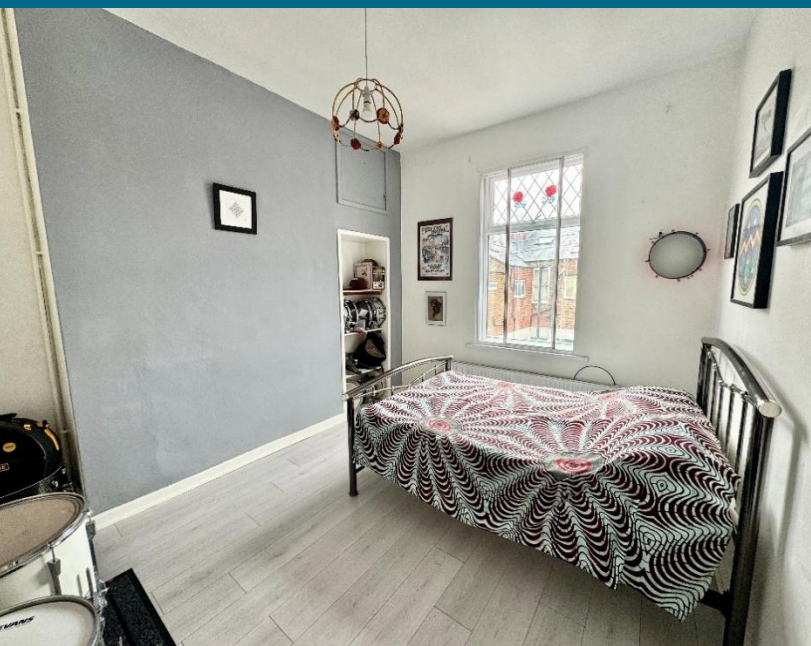
For any more information regarding the property please contact us today



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Double Glazed Entrance Door with Stained Leaded Light Arch to:

ENTRANCE VESTIBULE: Door through to:

ENTRANCE HALLWAY: an impressive and spacious hallway with turned staircase up to the first floor, feature arch with corbels, radiator, stairs down to:

BASEMENT ROOM: 15'0 x 14'0, (4.57m x 4.27m), some height restrictions, preventive sump drainage system

LOUNGE: (front): 14'0 x 14'0, (4.27m x 4.27m), into alcoves, double glazed window with fitted shutter blinds, gas fire, radiator, through to:

DINING ROOM: (rear): 14'7 x 11'2 (4.45m x 3.40m) into alcoves, laminate flooring, radiator, double glazed window

KITCHEN: (rear): 11'11 x 8'0, a rustic family kitchen with a range of base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, gas point, combination boiler, tiled floor, tiled splashbacks, plumbed for automatic washing machine,

FIRST FLOOR LANDING: HALF LANDING AREA: airing cupboard with shelving, door to:

BATHROOM: (rear): 12'0 x 8'0, (3.66m x 2.44m), spacious family bathroom, comprising of, corner bath with mixer taps and shower off, separate shower cubicle with electric shower, pedestal washbasin with mixer taps, low level w.c., radiator, panelled ceiling, wood flooring, radiator, two double glazed windows, some tiling

FIRST FLOOR LANDING: loft access, radiator, door to:

BEDROOM ONE: (front): 12'0 x 11'0, (3.66m x 3.35m), into recess, radiator, double glazed window

BEDROOM TWO: (rear): 14'0 x 11'0, (4.27m x 3.35m), radiator, double glazed window, laminate flooring

BEDROOM THREE: (front): 10'0 x 6'0, (3.05m x 1.83m), radiator, double glazed window

EXTERNALLY: private rear town garden with southerly aspect, up and over garage door

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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		
69-80	C		76 C
55-68	D	66 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 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.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: On Street & Driveway to rear

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: D

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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