



Bodmin Road | North Shields | NE29 8QB

£195,000

A well-proportioned three-bedroom semi-detached home. This property offers spacious accommodation, excellent potential and attractive gardens, making it an ideal purchase for families and those looking to put their own stamp on a home. The accommodation briefly comprises an entrance hallway leading into a generous living room which enjoys a bay window and provides ample space for both seating and dining furniture. The room is filled with natural light and offers a warm, welcoming atmosphere. The kitchen is positioned to the rear and offers a good range of wall and base units with worktop space, while providing access through to a highly useful utility/enclosed side lane, ideal for additional storage, laundry appliances or garden access. To the first floor there is a landing giving access to three bedrooms and the family bathroom. Bedroom one is a comfortable double room, bedroom two is another well-proportioned double and bedroom three is a single room, ideal as a nursery, home office or dressing room. Externally, the property benefits from a front and side garden with driveway leading to a single garage. To the rear is a pleasant garden, mainly laid to lawn with paved seating areas and mature planting. The property is well located for access to local amenities, transport links and schools, with easy access to North Shields, Tynemouth and the Coast Road.

**3****1****1**

**Three Bedroom Semi-detached
Some Updating Required**

Generous Sized Living Room

Two Double Bedrooms

Beautiful Family Bathroom

Utility Room

Garden Front & Rear

Garage/Driveway

For any more information regarding the property please contact us today

ENTRANCE: Part glazed entrance door, radiator, stairway to first floor, door to:

LIVING ROOM 15'3" x 17'2" (4.65m x 5.23m) into bay and alcoves: Double glazed window, radiators, ceiling coving, feature fireplace with gas fire (not tested).

KITCHEN 15'8" x 5'5" (4.78m x 1.65m) Plus recess and under stairs cupboard: Incorporating a range of base, wall and drawer units with worktops, basin with mixer tap, plumbing for washing machine, cooker with gas hob and oven (not tested), cooker hood, double glazed windows, radiator.

UTILITY 20'3" x 9'0" (6.17m x 2.74m) maximum measurements including storage cupboard, external part glazed door for front and rear, gas combi boiler.

LANDING: Double glazed window, loft access hatch, storage cupboard, door to:

BATHROOM: Fully tiled floor and walls, frosted double glazed windows, ladder style radiator, bath with integrated showerhead and overhead electric shower, pedestal basin with chrome mixer tap, low level cistern W.C.

BEDROOM ONE 14'7" x 9'4" (4.45m x 2.84m) Plus storage cupboard: Double glazed window, radiator, ceiling coving.

BEDROOM TWO 10'1" x 11'7" (3.07m x 3.53m) Measurement into alcove, plus storage cupboard: Double glazed window, radiator.

BEDROOM THREE 10'6" x 5'6" (3.20m x 1.68m) Plus recess and storage cupboard: Double glazed window, radiator.

GARAGE 20'3" x 9'0 (6.17m x 2.74m): With lighting and electrical sockets. Garage door to front, UPVC door to garden from the rear.

EXTERNALLY: Front and side garden with driveway providing off-street parking leading to a single garage. Rear garden mainly laid to lawn with patio areas, planted borders and an additional outbuilding for storage.



T: 0191 2463666
whitleybay@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

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

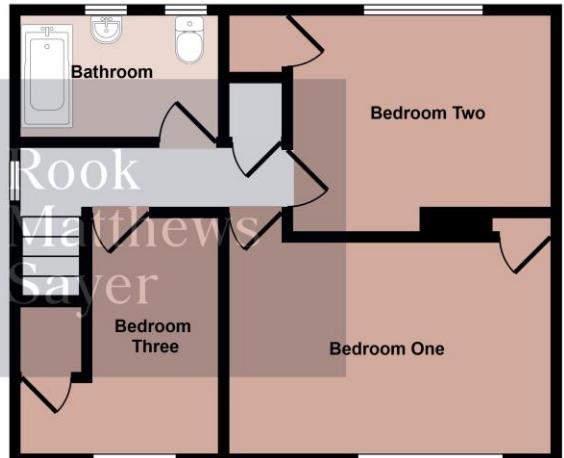
EPC RATING: TBC

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Ground Floor



First Floor

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.

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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.

Awaiting EPC RATING