



Beech Court | North Shields | NE29 0HX

£220,000

Tucked away within a small residential cul-de-sac, this three-bedroom home offers buyers the chance to modernise and improve at their own pace while benefiting from a practical layout and a desirable south-facing rear garden. The ground floor is straightforward and functional, with a generous living room forming the heart of the home, complemented by a fitted kitchen to the rear and the added convenience of a ground floor WC. Upstairs, there are three bedrooms and a shower room/wet room, providing a solid foundation for future cosmetic improvements. Outside, the south-facing rear yard is a genuine asset, enjoying a sunny aspect throughout much of the day and offering excellent potential to create an attractive outdoor space. To the front, the property enjoys a pleasant position within the development. For buyers seeking a home they can personalise rather than pay a premium for someone else's choices, this is a property that offers genuine potential in a convenient and well-established location.

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Mid Terrace House

Three bedrooms

Kitchen/Diner

Spacious Lounge with Staircase to upper Floor

Walk in Shower Room

Separate w.c

Rear Yard

Close to Local Amenities

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Front entrance door, radiator, door to:

GROUND FLOOR WC: Low level WC, wash hand basin, double glazed window, radiator.

LIVING ROOM 15'10" x 14'07" (4.83m x 4.45m): Double glazed window to front, radiator, stairway to first floor, door to:

DINING KITCHEN 15'10" x 8'10" (4.83m x 2.69m): Fitted wall and base units, work surfaces, sink unit, space and plumbing for appliances, gas connection for cooker/hob, double glazed window, radiator, laminate flooring, door to rear yard.

FIRST FLOOR LANDING: Loft access, storage cupboard, door to:

BEDROOM ONE 8'07" x 11'06" (2.62m x 3.51m): Double glazed window, radiator, double wardrobe/storage cupboard.

BEDROOM TWO 8'07" x 10'01" (2.62m x 3.07m): Double glazed window, radiator.

BEDROOM THREE 6'10" x 7'11" (2.08m x 2.41m): Double glazed window, radiator.

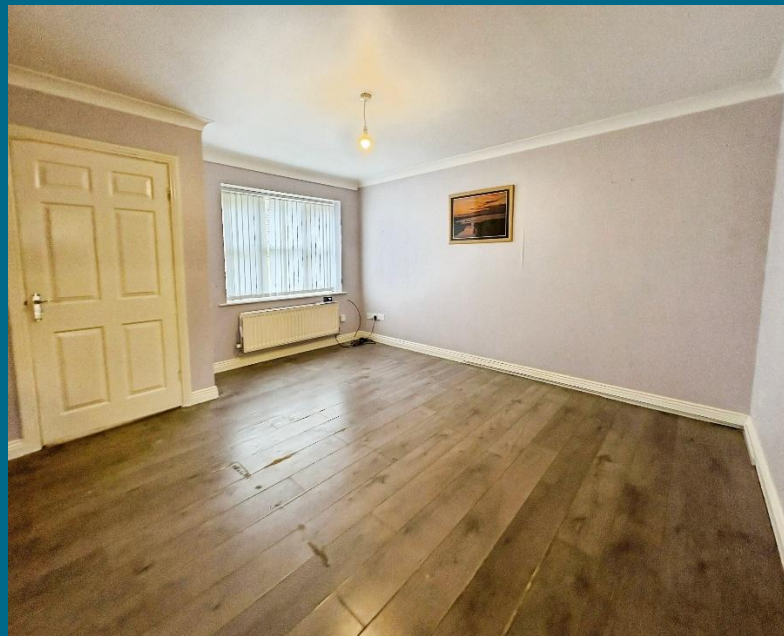
SHOWER ROOM 5'08" x 6'06" (1.73m x 1.98m): Wet room style shower, floating vanity wash hand basin, low level WC, double glazed window, extractor fan, waterproof wall panelling.

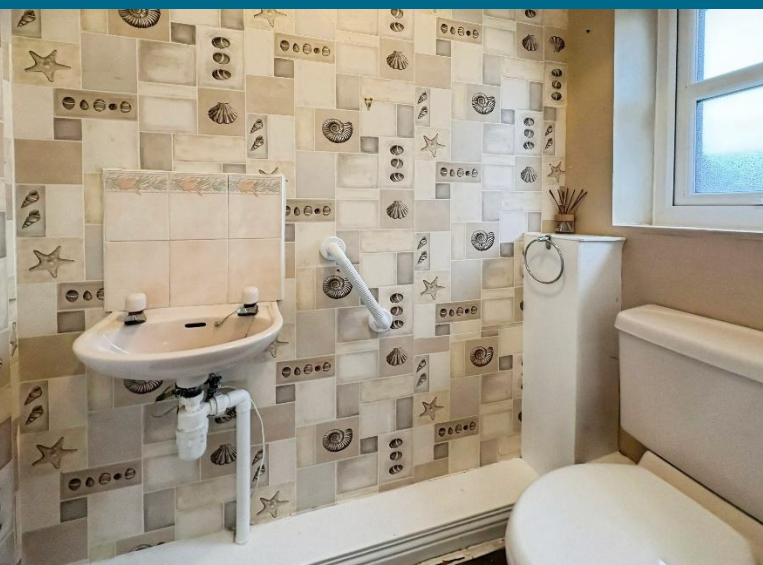
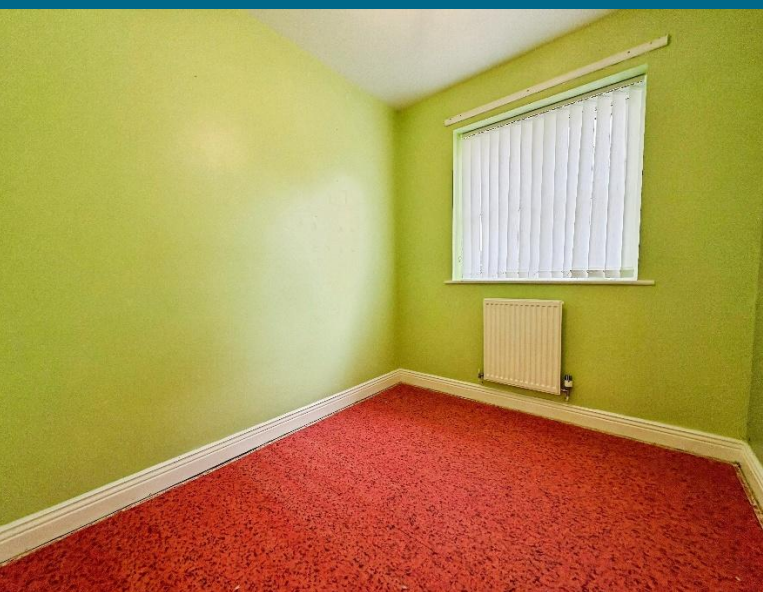
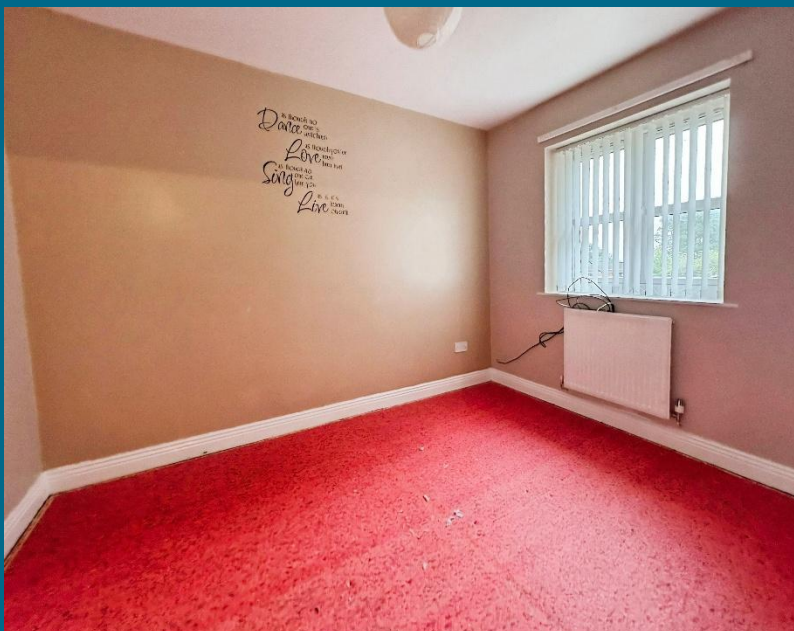
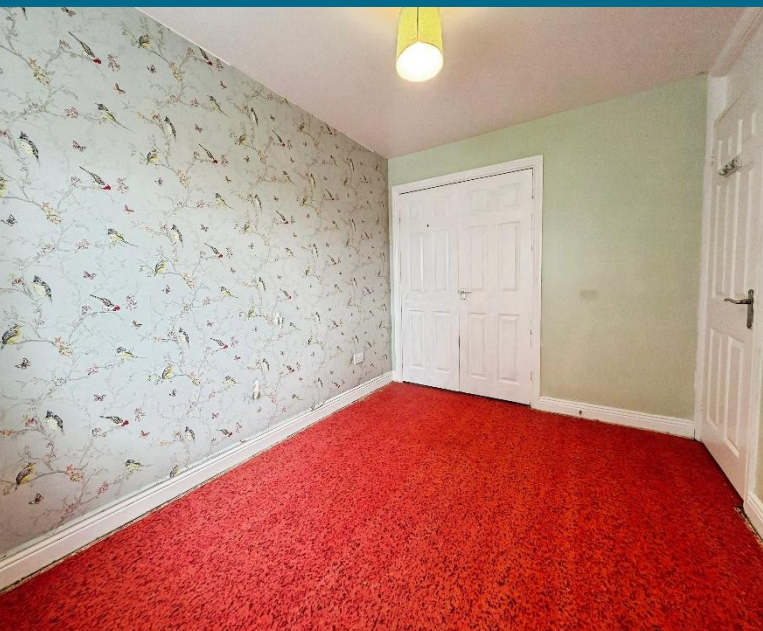
EXTERNALLY: South-facing rear yard/garden.

T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

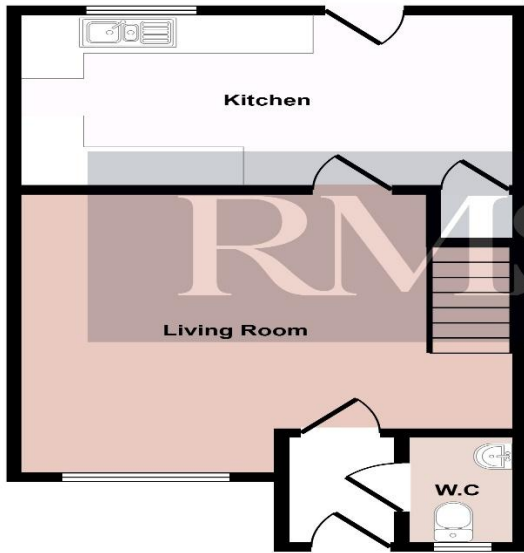
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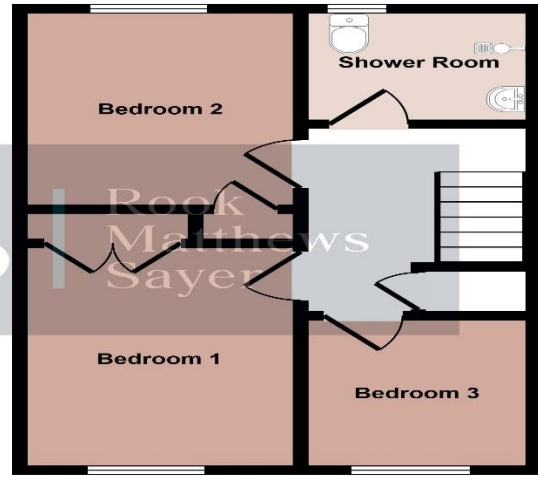


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Ground Floor



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.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- Broadband: FTTP Available
- Mobile Signal Coverage Blackspot: No
- Parking: Allocated Parking

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: C

EPC RATING: C

WB3890 TJ.DB.10.06.2026 v.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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