



## 2 bed ground floor flat to buy in

Verne Road, North Shields, Tyne and Wear, NE29 7DL

**£85,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Leasehold**

## Property features

- ✓ Two Bedrooms
- ✓ Ground floor
- ✓ Popular Location
- ✓ Garden
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

This well-presented ground floor flat offers comfortable and convenient living in the highly sought-after Vern Road location. The property features two well-proportioned bedrooms, making it ideal for first-time buyers, downsizers, or investors alike.

At the heart of the home is a generous kitchen, providing ample space for cooking, dining, and everyday living. The property also benefits from a private garden, perfect for relaxing, entertaining, or enjoying outdoor space.

Situated in a popular and well-connected area, this charming flat combines practicality with desirable surroundings, offering an excellent opportunity to secure a home in a prime residential location

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 980

Price: Starting Bid £85,000

Property Type: Ground floor flat

Parking: On Street

Heating: Gas

## Lounge

4.18m x 3.22m (13'8" x 10'6")



## Main bedroom

4.54m x 3.06m (14'10" x 10'0")



## Kitchen

4.04m x 3.17m (13'3" x 10'4")



## Bedroom Two

3.50m x 2.15m (11'5" x 7'0")




## Bathroom



## Garden





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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