

SIGNATURE

NORTH EAST

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📍 Langley Road, North Shields NE29 7DX

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Offers Over £160,000

A fantastic opportunity has arisen to the sales market to purchase this well presented four bedroom terraced house, ideally located within the popular coastal town of North Shields. The home has been decorated to a high standard and has been renovated to include a large, open plan kitchen/diner, a great entertaining space for families.

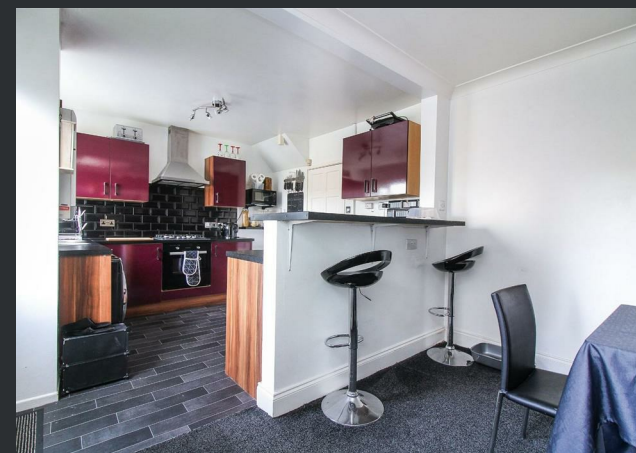
The location also offers ease of access to local amenities, transportation links, highly regarded schooling and to the picturesque North East coastline.

The home begins with a large, welcoming entrance hall, providing access to the principal rooms of the ground floor and up to the first floor landing via the staircase. The hall leads firstly into the delightful living room, benefitting from a feature fireplace and ample floor space for furnishings. The large dining kitchen is to the rear and boasts a full range of fitted wall and floor units in a modern finish with breakfast bar and space for dining. There is also door access into the large garden.

Up to the first floor of the home are three bedrooms, which include fitted storage space, with a fourth large double bedroom in the attic space. Completing this enviable property is the neutrally decorated three piece bathroom.

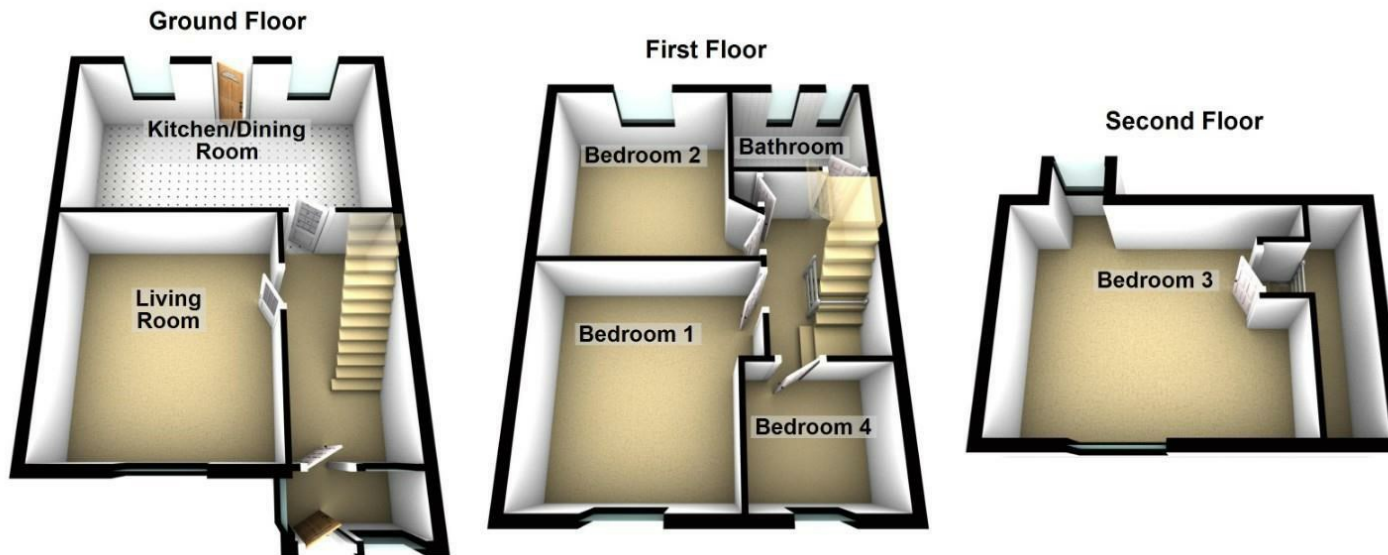
Externally, there is on street parking to the front, with a low maintenance garden. At the rear, the home showcases an expansive well maintained garden, with a decked sitting area, great for the warm summer months.

North Shields offers a wide range of amenities with the popular Royal Quays Outlet located nearby along with the attractively developed picturesque marina. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre, as well as the regenerated North Shields fish quay which showcases a cosmopolitan mix of elite dining and brasseries.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
13'6" x 12'4"

Kitchen / Dining Room
18'9" x 10'4"

Bedroom One
12'11" x 12'3"


Bedroom Two
12'3" x 11'2"

Bedroom Three
13'1" x 10'8"

Bedroom Two
7'1" x 7'7"

Bathroom
7'10" x 5'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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