

SIGNATURE

NORTH EAST

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Cleveland Road, North Shields NE29 0NW

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Offers In The Region Of £299,950

A fantastic opportunity has arisen to the market to acquire this spacious three bedroom terraced house, ideally located within the popular coastal town of North Shields. The property showcases spacious living over both floors, with a large garden and detached garage to the rear.

The property begins briefly with an entrance vestibule, leading through to the welcoming hallway which provides access to the principal rooms of the ground floor and to the first floor landing via the staircase. The ground floor itself is comprised of a spacious living room, benefitting from a feature fireplace and a large bay window, which floods the room with an envious amount of natural light during the day. Continuing through the hallway, there is access to the well presented family room, also offering a feature fireplace, as well as an open plan aspect to the sun room, which can also be used as a dining room. From the sitting area there is a sliding door leading out to the rear garden, as well as open plan access into the impressive kitchen. A wealth of fitted wall, base and drawer units provide storage in the kitchen, and there is access out to the garden from here also. To complete the ground floor is the WC.

To the first floor of the property there are three generously sized bedroom, two of which include fitted wardrobe space. To complete the home is a large bathroom and a separate WC.

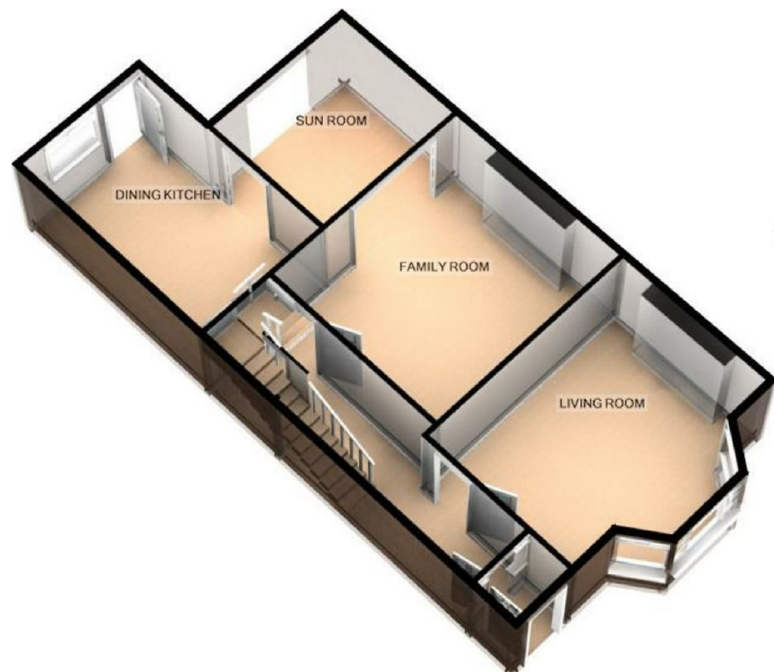
Externally, there is an extensive, well maintained garden to the front, with a low maintenance garden at the rear with multiple paved sitting areas, a water feature and some planted borders providing additional privacy. The garden has garage door access, offering off street parking for multiple vehicles. Furthermore, there is a detached garage, providing additional off street parking and storage space.

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

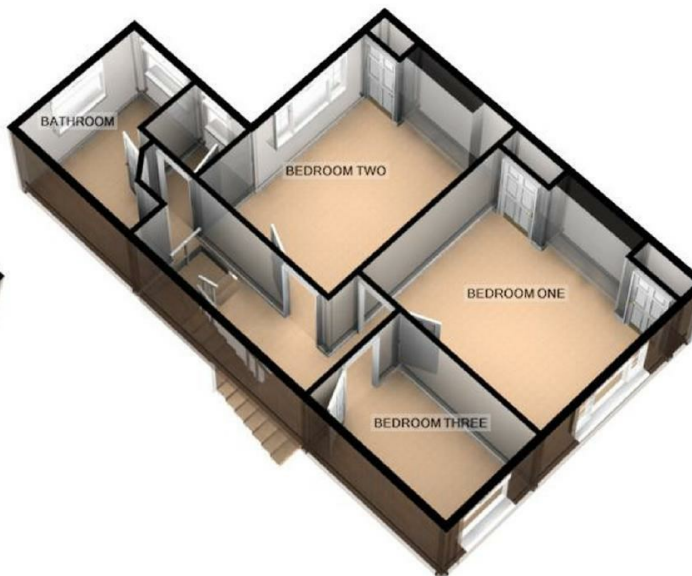


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



GROUND FLOOR



FIRST FLOOR

CLEVELAND ROAD, NORTH SHIELDS

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Measurements:

LIVING ROOM INC BAY WINDOW
15'11" x 15'0"

FAMILY ROOM
15'1" x 13'2"

SUN ROOM
10'9" x 9'7"

DINING KITCHEN
15'5" x 9'5"

WC
5'10" x 2'5"

BEDROOM ONE
13'11" x 12'11"

BEDROOM TWO
15'2" x 10'6"

BEDROOM THREE
10'8" x 8'1"

BATHROOM
10'1" x 9'7"

WC
4'6" x 3'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

77

65

England & Wales

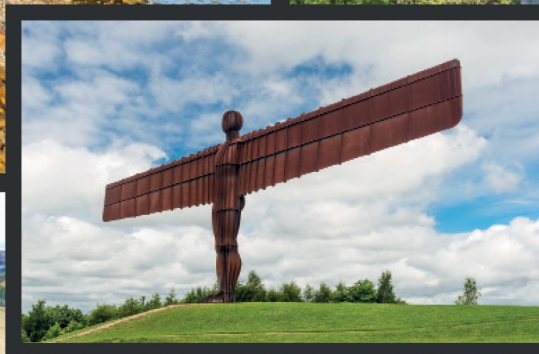
EU Directive
2002/91/EC







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