

# SIGNATURE

## NORTH EAST

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📍 Howard Street, NE30 1AJ



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NE30 1AJ

**Offers In Excess Of  
£225,000**

A fantastic opportunity has arisen to the market to acquire this beautifully presented three bedroom terraced house, ideally located within the popular residential area of North Shields. The neutrally decorated and deceptively spacious home is available for sale with no upper chain.

The property begins with a welcoming entrance hall, providing access to the principal rooms of the ground floor. The ground floor itself offers a spacious living room, which is followed by a well presented dining room, both of which are tastefully decorated with neutral walls and carpets. To the rear of the hallway is the contemporary kitchen, with beautiful fitted wall, base and drawer units complemented with attractive worktops and an integrated oven/hob.

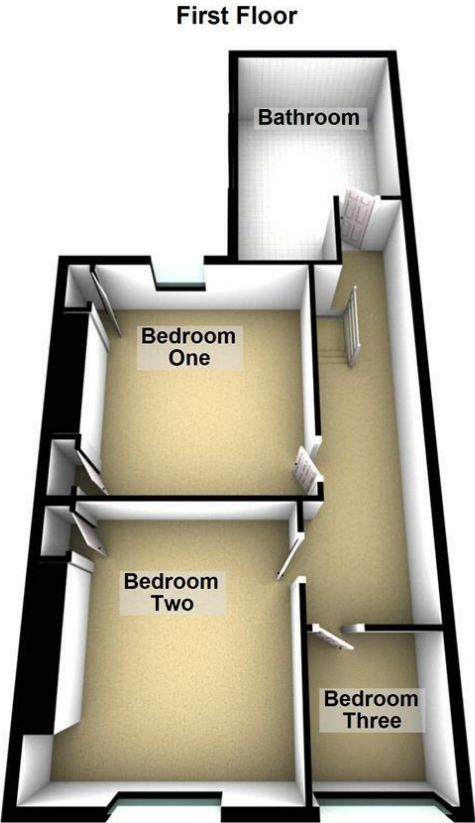
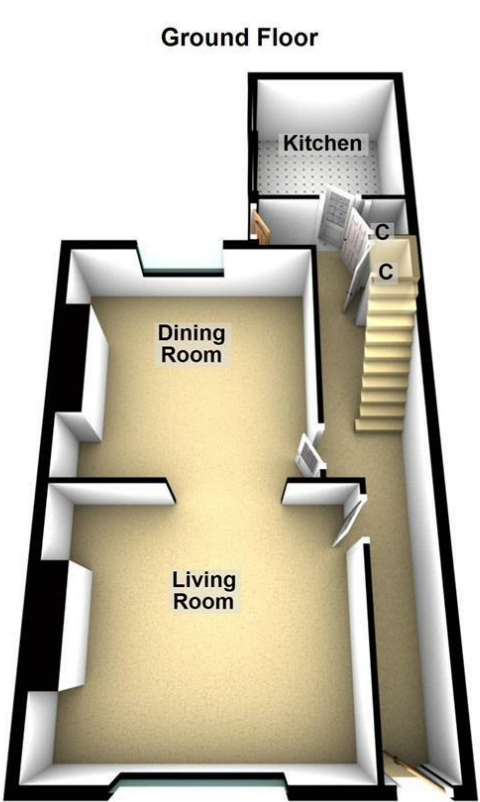
To the first floor of the property there are three generously sized bedrooms, two of which include feature fireplaces and fitted storage space. To complete this idyllic home is the impressive four piece family bathroom, with a separate bath and shower unit.

Externally, there is on street parking to the front, with a large, low maintenance courtyard to the rear, presenting a great summer time sitting area.



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

# PROPERTY FLOORPLAN



## Measurements:

LIVING ROOM  
16'9" x 14'6"

DINING ROOM  
14'7" x 14'4"

KITCHEN  
12'6" x 9'2"


BEDROOM ONE  
14'10" x 14'9"

BEDROOM TWO  
14'9" x 13'6"

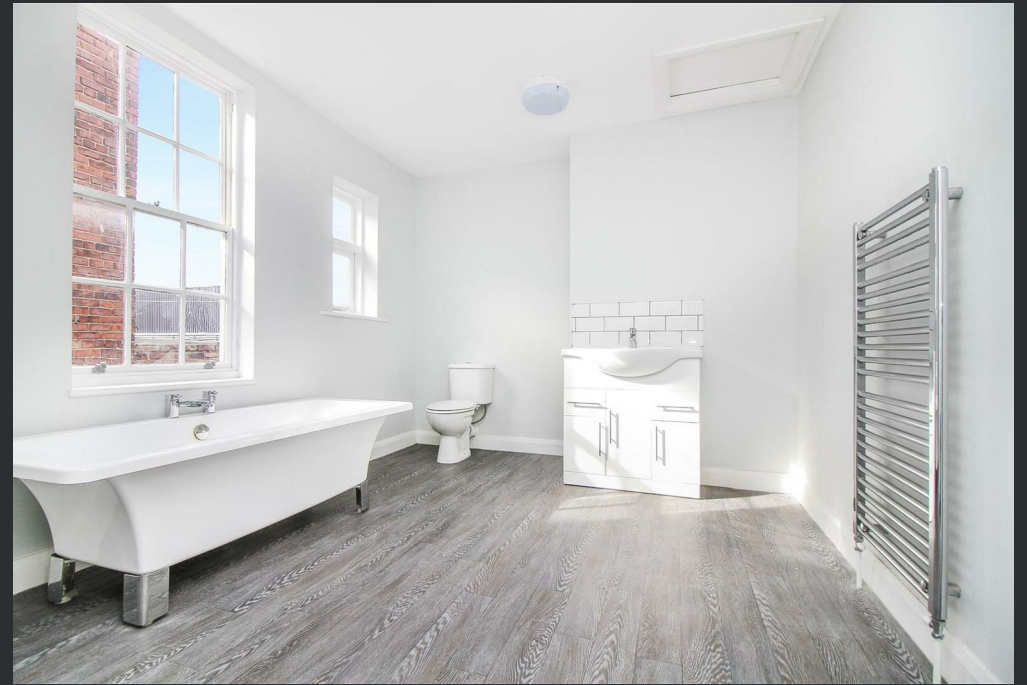
BEDROOM THREE  
7'10" x 7'8"

BATHROOM  
16'3" x 9'7"

Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

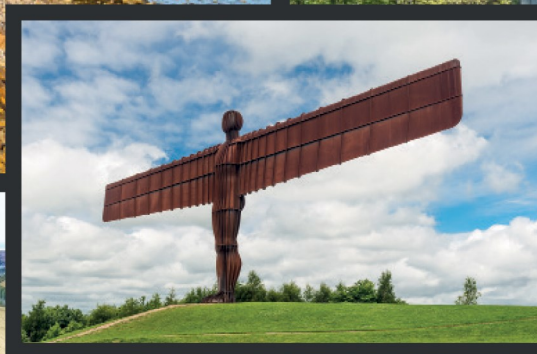








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