

# SIGNATURE

## NORTH EAST

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📍 Kingdom Place, North Shields NE29 6YQ

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**Offers Over £245,000**

Signature is pleased to welcome to the market this four bedroom detached house, ideally situated within the popular coastal town of North Shields and only a short walk away from the marina, with views from the house itself. Built in 1996, this freehold property is also available for sale with no upper chain.

The property begins in an entrance hallway, providing access to both the living room and up to the first floor landing via the staircase. The living room itself offers expansive floor space with an attractive, wall mounted fireplace. There is also an open plan aspect through to the dining area, which is followed by a patio door leading out to the rear garden. From the dining area there is access through to a bright and spacious kitchen, benefitting from neutral fitted storage units and a breakfasting bar. The kitchen also provides access to the downstairs WC.

To the first floor of the property there are four generously sized bedrooms, two of which have fitted storage space and one includes an en-suite. All of the bedrooms are neutrally decorated and offer versatile living. Completing the property is the three piece bathroom.

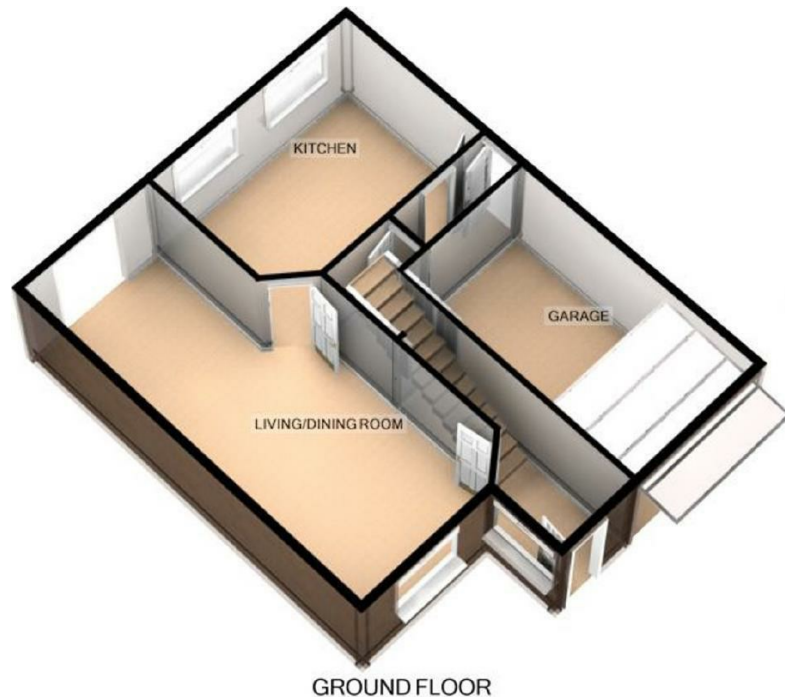
Externally, there is a driveway and integral garage for off street parking. There is also a large corner plot of grassed area to the front of the home. To the rear is a low maintenance garden, with a paved sitting area and a decorative gravelled area. The property offers stunning views to the marina and of the River Tyne and South Shields.

The property is situated closely to the popular Royal Quays Outlet located nearby, with an abundance of local shops, restaurants and family activities, 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.

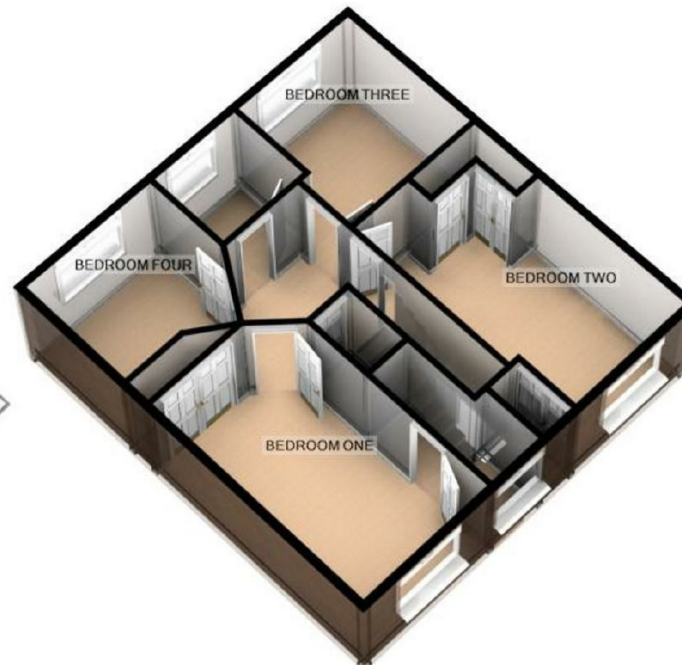


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



GROUND FLOOR



FIRST FLOOR

KINGDOM PLACE, 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  
Made with Metropix ©2019

## Measurements:

LIVING/DINING ROOM  
24'1" x 11'2"

KITCHEN  
14'0" x 10'0"

WC  
5'3" x 4'8"

BEDROOM ONE  
13'10" x 8'8"

EN-SUITE  
9'2" x 3'5"

BEDROOM TWO  
14'8" x 8'5"

BEDROOM THREE  
9'3" x 7'9"

BEDROOM FOUR  
8'10" x 7'7"

BATHROOM  
6'1" x 5'5"

GARAGE  
17'4" x 8'0"

## Energy Efficiency Rating

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

England & Wales

EU Directive  
2002/91/EC







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