

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Rosewood Close, North Shields NE29 8AG

Rosewood Close, North Shields NE29 8AG

Offers Over £325,000

Signature North East is delighted to welcome to the market this beautifully presented four bedroom detached house, located within the popular residential area of North Shields and is less than a five minute walk from Rake Lane Hospital, as well as being situated closely to many shops, transportation links and great schooling, perfect for a family home in this location. This property is available with no upper chain.

The property begins in a welcoming entrance hallway, providing access to the principal rooms of the ground floor and to the first floor landing from the staircase. The ground floor begins with a bright and spacious living room, boasting expansive floor space with a large feature window, filling the room with an envious amount of natural light. To the rear of the hallway there is the wonderful, open plan dining kitchen/family room, showcasing modern design and a wealth of neutral fitted wall, base and drawer units with a range of integrated appliances including a double oven, microwave, fridge freezer, dishwasher and washing machine. There are bi-folding doors progressing from the dining area out to the rear garden. Also within the ground floor is a well presented studio room and a WC.

Up to the first floor of the property there are four well sized double bedrooms, one of which includes access to a large en-suite shower room. The first floor also comprises an impressive four-piece bathroom, which benefits from a separate bath and shower unit.

Externally, the property presents a large driveway providing parking for multiple vehicles. The integral garage is currently being used as an office/studio space but can easily be turned back into a garage should buyers require. At the rear there is a well-maintained West facing garden, with a paved sitting area and double boarded fences, ideal for additional privacy.

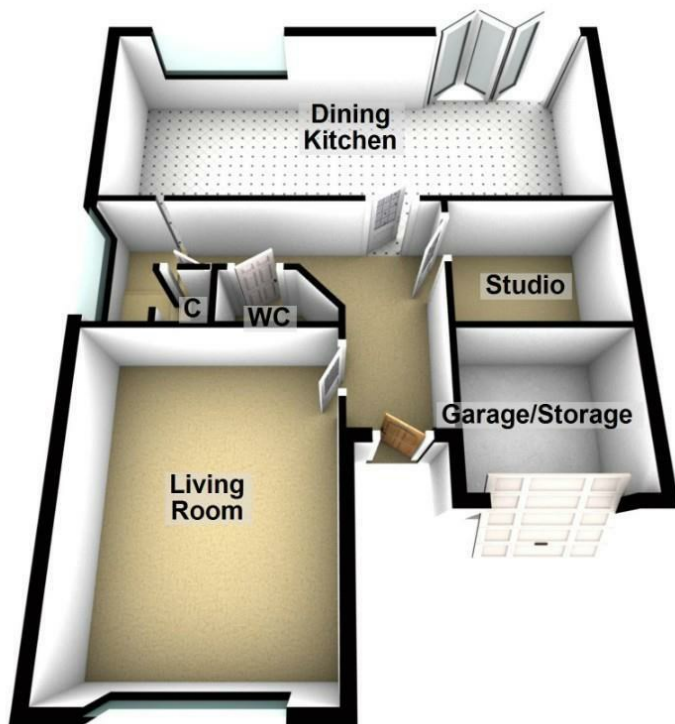
North Shields offers a wide range of amenities including the regenerated North Shields Fish Quay which showcases a cosmopolitan mix of elite dining and brasseries. The attractively developed picturesque marina and Royal Quays outlet is also nearby, along with the popular Tynemouth Village. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre.

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



PROPERTY FLOORPLAN

Ground Floor



First Floor



Measurements:

LIVING ROOM
15'4" x 11'8"

DINING KITCHEN/FAMILY ROOM
25'0" x 9'10"

STUDIO
9'8" x 8'0"

WC

GARAGE/STORAGE

BEDROOM ONE
16'0" x 11'8"

EN-SUITE
8'7" x 5'8"

BEDROOM TWO
12'5" x 8'10"

BEDROOM THREE
11'6" x 8'3"

BEDROOM FOUR
10'0" x 6'10"

BATHROOM
9'0" x 6'5"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

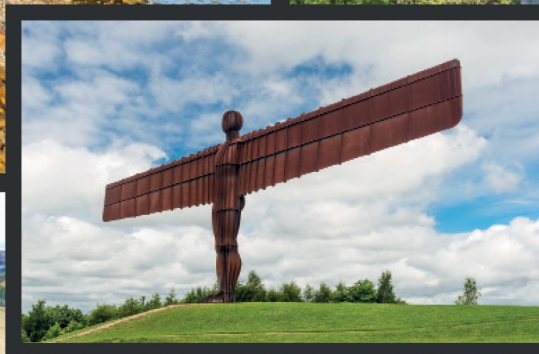
EU Directive
2002/91/EC







More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk)



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 897 155

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News