

SIGNATURE

NORTH EAST

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





📍 Warrington Grove, North Shields NE29 7DA

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Offers Over £99,950

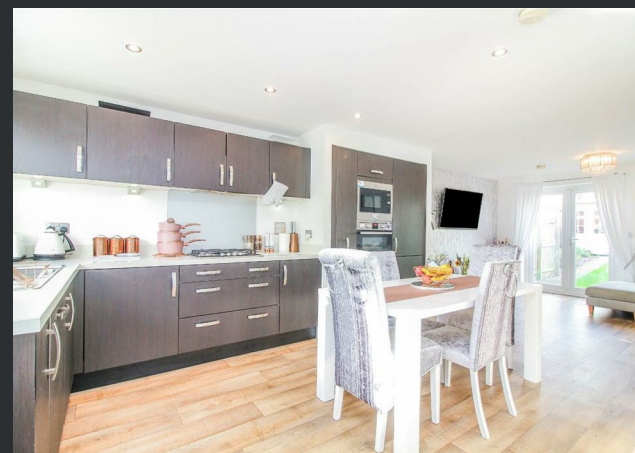
A great opportunity has arisen to the market to acquire this three bedroom terraced house, ideally located within the popular coastal town of North Shields. The home offers an attractive contemporary design with neutral decor throughout, presenting a bright and warm family home in this area. The freehold property was built in 2012 and benefits from 2 allocated parking space.

The property begins with access directly into the spacious, open plan living room/dining kitchen benefitting from a massive flow of natural light from either end of the room. The living area offers ample floor space, showcasing itself as a comfortable sitting area, with double doors leading into the rear garden. The living area also supplies the ground floor with access to the WC. At the other end of the room, in the dining kitchen area, there is a tasteful modern designed fitted kitchen.

Up to the first floor, there are three well-sized and well-presented bedrooms, one of which includes a fitted wardrobe and cupboard storage space. There is also the stunning three-piece bathroom to complete the home.

Externally, there is allocated parking for two vehicles, with an extensive and well-maintained garden at the rear, also with a paved sitting area, great for the warm summer months.

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 are 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



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

Measurements:

LIVING ROOM/DINING KITCHEN
25'4" x 13'7"

C
4'4" x 3'1"

BEDROOM ONE
13'7" x 8'7"

BEDROOM TWO
10'4" x 6'5"

2.19 X 2.10

BATHROOM
6'11" x 5'8"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(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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