


SIGNATURE

NORTH EAST

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 Farrington Road, North Shields NE30 3EU

Farringdon Road, North Shields NE30 3EU

Offers Over £289,950

Signature North East welcomes to the market this three bedroom semi-detached house situated within the residential area of Farringdon Road, North Shields. Built-in 1960, this freehold property offers tasteful decor and spacious living areas throughout, presenting the perfect opportunity to acquire a family home in this area.

The property begins with a brief entrance porch and hallway, which leads throughout the ground floor and up to the first floor. The ground floor comprises of a bright living room with a large bay window and feature fireplace. The dining room that is adjoined to the living room has double patio doors that lead to the rear garden and provides access to the kitchen. The beautiful neutral tone kitchen benefits from integrated appliances, such as a dishwasher and fridge. Completing the ground floor is a utility, a cosy sunroom and convenient downstairs W.C.

On the first floor is a single bedroom and two double bedrooms, one of which benefits from built-in wardrobes. Also on this floor is a three-piece bathroom suite fitted in 2017.

Externally, the home offers off-street parking, a garage and an attractive front and rear garden is a well-maintained lawn surrounded by greenery such as flowers and bushes.

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

Measurements:

LIVING ROOM
14'2" x 12'9"

DINING
11'5" x 10'10"

KITCHEN
11'6" x 8'5"

UTILITY
7'6" x 7'1"

SUN ROOM
9'4" x 7'6"

GARAGE
16'11" x 7'7"

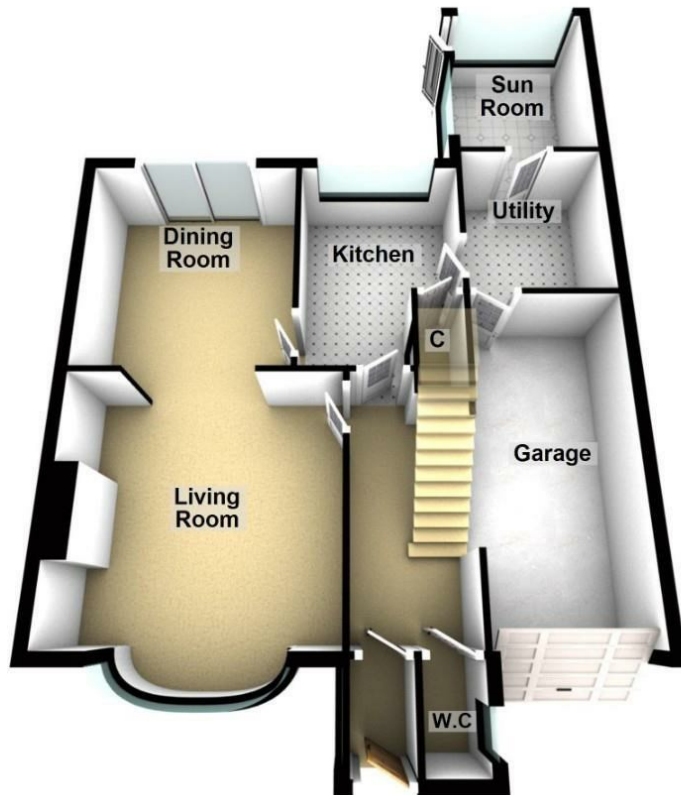
BEDROOM 1
12'7" x 10'11"

BEDROOM 2
11'9" x 10'10"

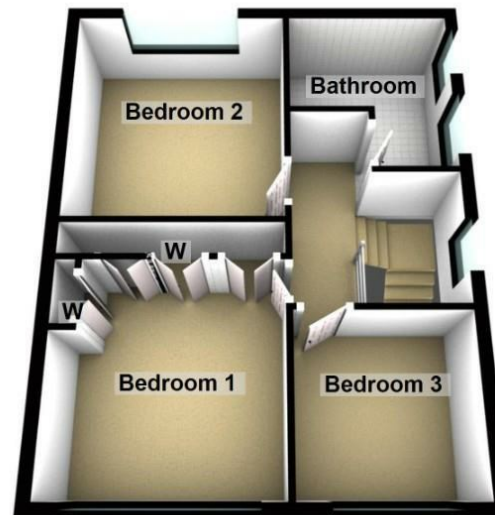
BEDROOM 3
8'5" x 8'5"

BATHROOM
8'9" x 8'3"

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(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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