

SIGNATURE

NORTH EAST

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📍 Lynn Road, North Shields NE29 8HS

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Offers Over £142,500

A wonderful opportunity has arisen to the market to acquire this delightful three bedroom semi-detached house, situated within the popular coastal town of North Shields. The property offers spacious rooms throughout, with tasteful decor over both floors providing a welcoming and homely atmosphere. The property is located close to many local amenities, with great transportation links to the many surrounding towns.

The home begins with a welcoming entrance hall, providing access to the principal rooms of the ground floor and to the first floor landing from the staircase. The hall firstly leads into the sizable living room, offering a stunning feature fireplace, with fitted storage space. At the rear of the hall is an extensive dining kitchen, boasting contemporary features and a range of fitted wall, base and drawer units for ample storage. Continuing through the dining kitchen, there are double external doors leading to the rear of the property.

Up to the first floor of the home are two handsomely sized double bedrooms, with a third large single bedroom, two of which include fitted storage space. Completing the home is neutrally decorated three piece bathroom.

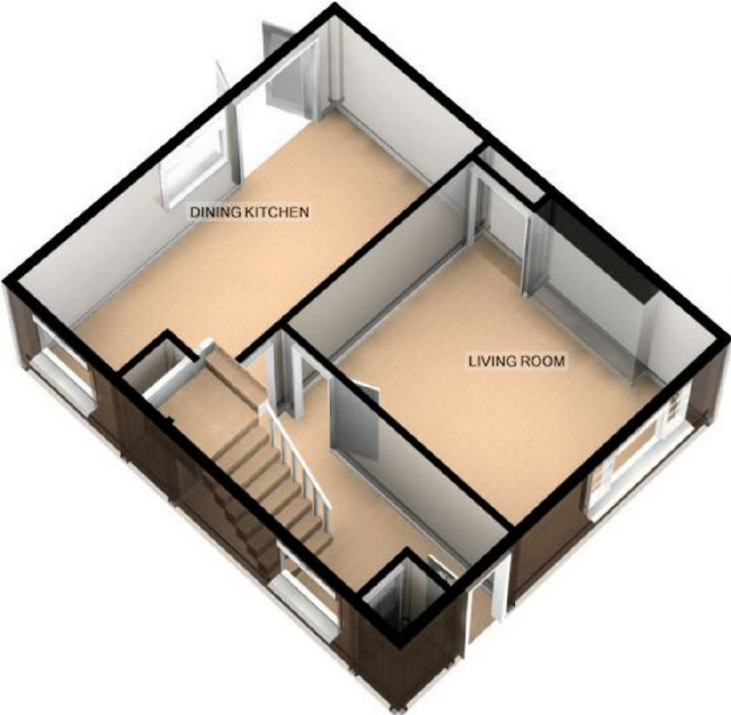
Externally, there is a well presented and well maintained garden space, with a decked sitting area and large outbuilding.

North Shields offers a wide range of amenities with the popular Royal Quays Outlet located nearby 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.

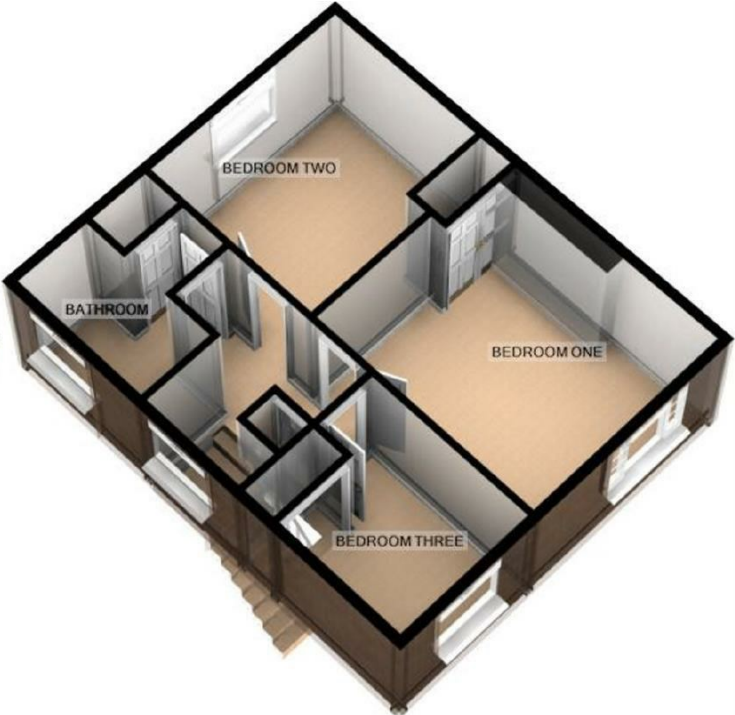


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



GROUND FLOOR



FIRST FLOOR

LYNN ROAD, 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
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Measurements:

LIVING ROOM
13'4" x 12'4"


DINING KITCHEN
18'11" x 9'4"

BEDROOM ONE
12'8" x 11'1"

BEDROOM TWO
10'11" x 10'2"

BEDROOM THREE
9'2" x 7'7"

BATHROOM
7'10" x 7'7"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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