

# SIGNATURE

## NORTH EAST

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 Quantock Close, North Shields NE29 9QD

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**£170,000**

Signature North East welcome to the market, this three-bedroom terraced house situated within Quantock Close, North Shields. This tastefully designed property is close to highly regarded schooling, North Tyneside Hospital and many amenities.

Upon entering the home is a brief entrance porch with a WC and access to the kitchen. In the kitchen is a stylish range of grey wall and floor units and integral appliances. At the rear of the property is the living/dining room with a fireplace, convenient shelving and ample dining space. From here, double patio doors lead onto the rear yard and stairs lead to the first floor.

To the first floor are two double bedrooms and one single bedroom with fitted storage. Completing this floor is a beautifully presented three-piece bathroom with part tiling.

Externally, the home benefits from a driveway for parking to the front and to the rear is a garden with astroturf, decking and an outhouse for storage.

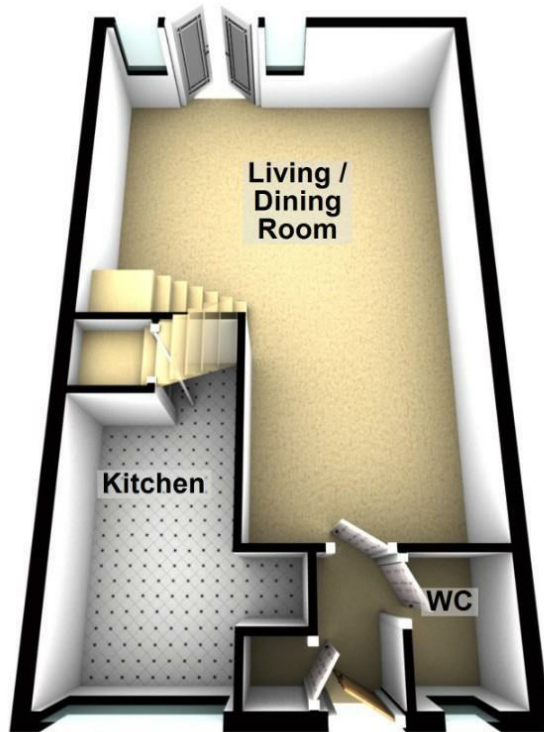
North Shields offers a wide range of amenities with the popular Royal Quays Outlet located nearby along with the attractively developed picturesque marina. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre, as well as the regenerated North Shields fish quay which showcases a cosmopolitan mix of elite dining and brasseries.

Contact Signature North East on 01912513344 to book a viewing.

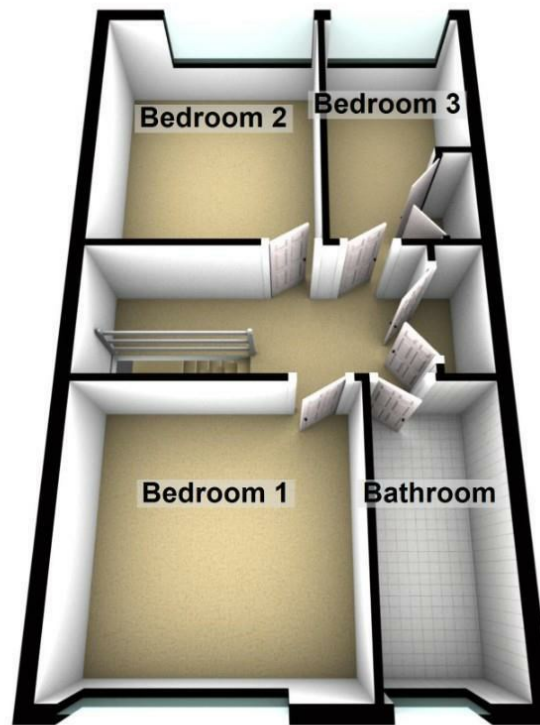


# PROPERTY FLOORPLAN

Ground Floor



First Floor



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

## Measurements:

Living / Dining Room  
24'6" x 16'11"

Kitchen  
14'7" x 6'11"

Bedroom One  
11'8" x 11'10"


Bedroom Two  
12'6" x 10'2"

Bedroom Three  
12'6" x 6'5"

Bathroom  
10'11" x 4'11"

WC  
5'3" x 3'10"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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