


# SIGNATURE

## NORTH EAST

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





 Neasdon Crescent, North Shields NE30 2TP

# Neasdon Crescent, North Shields NE30 2TP

**Offers Over £410,000**

Signature North East is proud to welcome this five-bedroom family home on Neasdon Crescent, North Shields. This property has been refurbished to a very high standard and boasts spacious living rooms, three bathrooms and a large family dining kitchen.

The home begins in an entrance porch leading into the main hallway, with stairs to the first floor and access into the open plan kitchen/family room. The kitchen has full range of fitted wall and floor units in a white finish with a variety of integrated appliances, including dishwasher, steam oven, oven, microwave oven, induction hob and extractor, and large central island, this is a great entertaining space. To the other side of the property finds the well-proportioned living room, with dual aspect, illuminating the room with natural daylight and a feature fireplace. Through the formal dining room are french doors out to the side garden. Beyond the dining room is a separate utility room and shower room which leads back into the kitchen area.

Upon the first floor finds the principal bedroom, with fitted wardrobes and a large bay window and side window. There is an additional four bedrooms on the first floor along with the family bathroom and an additional shower room.

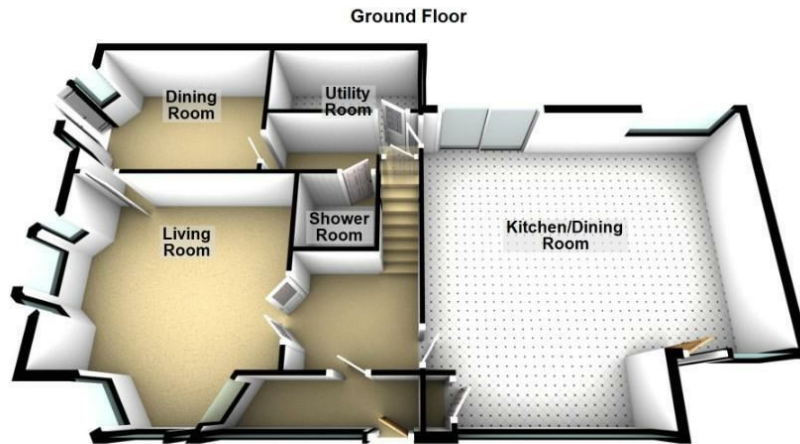
Externally this property benefits from off-street parking to the front for multiple vehicles. There is a wrap-around garden to the side which takes full advantage from the South facing aspect, with a patio area for entertaining. To the back is a small courtyard off the kitchen, ideal spot for morning coffee.

Contact Signature North East to arrange a viewing for this property on 0191 251 3344.



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

# PROPERTY FLOORPLAN



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 Room  
16'11" x 16'7"

Dining Room  
14'10" x 12'3"

Kitchen / Diner  
20'11" x 21'11"

Utility Room  
10'8" x 5'0"

Shower Room  
10'7" x 4'5"

Bedroom One  
16'11" x 13'3"

Bedroom Two  
13'3" x 8'7"

Bedroom Three  
10'10" x 10'4"

Bedroom Four  
10'0" x 9'4"

Bedroom Five  
10'1" x 7'8"

Bathroom  
8'1" x 6'4"

Shower Room  
6'4" x 4'2"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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



**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 513 966

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 - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News