

# SIGNATURE

## NORTH EAST

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📍 Upper Norfolk Street, North Shields NE30 1PT



# Upper Norfolk Street, North Shields NE30 1PT

## Offers In The Region Of £179,950

Signature North East is proud to welcome this fully renovated two-bedroom mid-terrace property onto the sales market. This property boasts spacious living, modern styling and decor throughout with two en-suite double bedrooms.

The home begins in a spacious entrance hallway with storage cupboard, W.C and access into the living room to the front. The living room is a great size and benefits from a feature fireplace and a large window, flooding the room with natural daylight. The dining kitchen to the rear has a full range of fitted wall and floor units in a matt white finish with integrated fridge freezer, oven and hob and plumbing for washing machine. There is also ample floor space for dining and access to the rear yard.

The first floor finds two large double bedrooms, both benefit from full en-suite bathrooms with modern tiling. There is also access to the loft from bedroom two for additional storage.

Externally this property has permit parking to the front and a private yard to the rear.

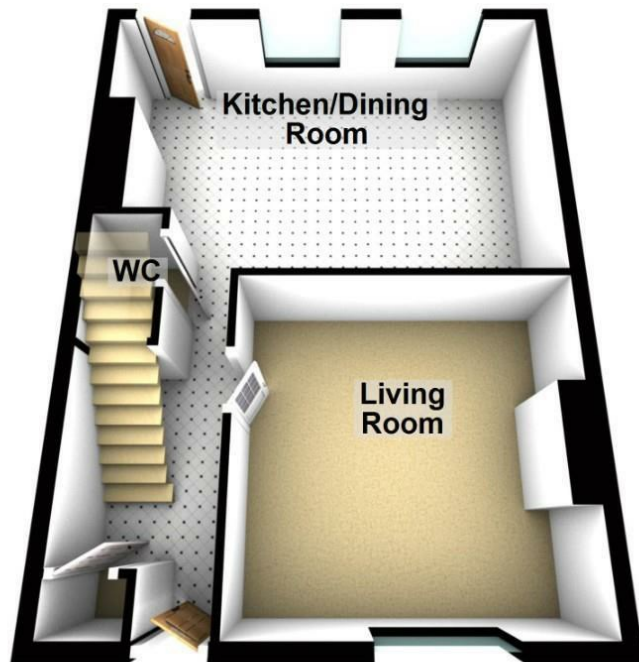
Upper Norfolk Street is situated near a wide range of amenities with the popular Royal Quays Outlet located nearby along with the attractively developed picturesque marina. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre, as well as the regenerated North Shields fish quay, it is also a 15 walk to Tynemouth Village.



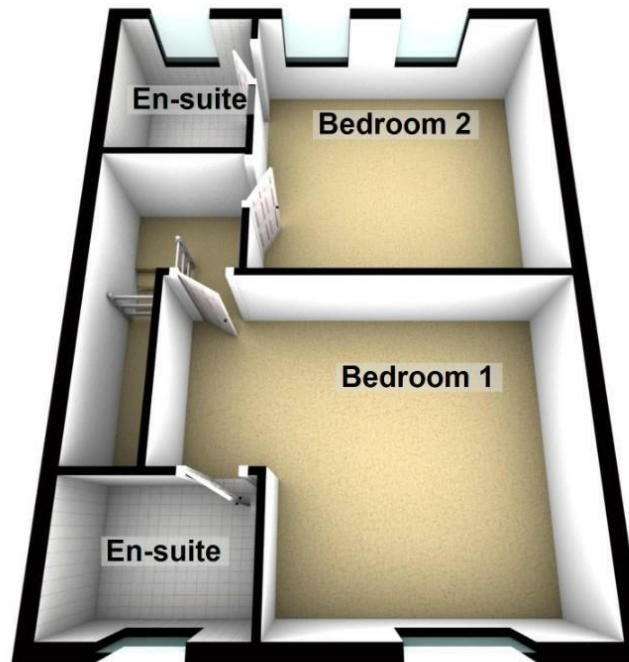
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

Ground Floor



First Floor



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

## Measurements:

Living Room  
13'11" x 13'5"

Kitchen / Dining Room  
19'10" x 13'0"

Bedroom One  
17'0" x 13'7"

Bedroom Two  
13'7" x 13'6"

En Suite One  
7'4" x 5'5"

En Suite Two  
7'3" x 6'2"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC









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