


SIGNATURE

NORTH EAST

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 Belford Terrace, North Shields NE30 2DA

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Offers Over £275,000

Available to the sales market is this three bedroom end of terrace house on Belford Terrace, North Shields. This property boasts an abundance of spacious living areas, modern and tasteful décor throughout with potential to convert the attic to create additional bedrooms if needed.

Beginning in an entrance hallway are stairs leading to the first floor and access to the front reception room. This room benefits from a large bay window which floods the space with natural daylight, a feature fireplace and ample space for furnishings. Into the second reception room to the rear, spanning the entire width of the property, there is ample space for entertaining. Beyond this room is the large dining kitchen, with a full range of fitted wall and floor units in a modern gloss finish with integrated fridge, oven and gas burner hob. There is also access to the rear yard from the kitchen.

Up to the first floor finds with a large double bedroom to the front with another bay window and a full wall of fitted wardrobes. There is another bedroom to the front with a second large double to the rear, this room boasts a spacious study which leads to a handy utility room. With plumbing already in situ, this could easily be converted into an en-suite. The shower room is newly updated with a large walk-in shower unit and substantial storage. Additionally on the first-floor landing is the access to the loft, ripe for converting into more bedrooms if needed.

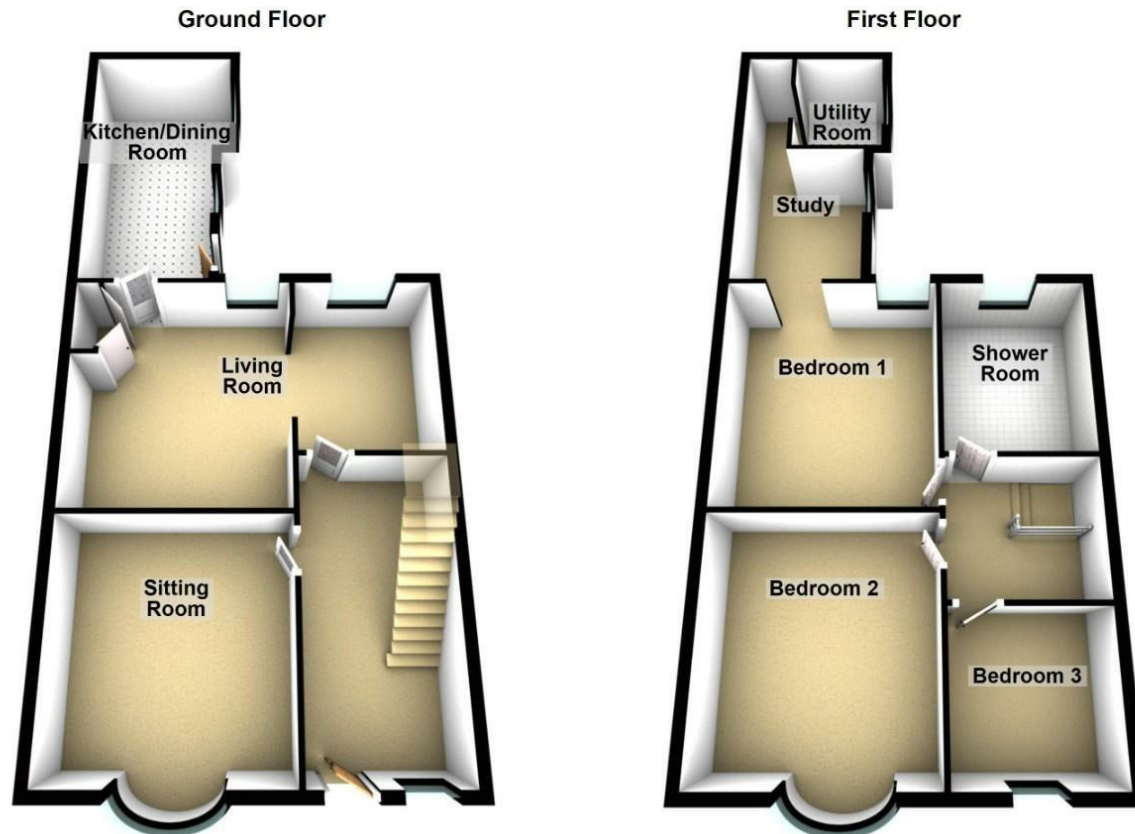
Externally this property has a small city garden to the front with a large decked yard to the rear.

Contact Signature North East today for a viewing on 01912513344.



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
21'3" x 13'10"

Sitting Room
15'6" x 13'10"

Kitchen / Dining Room
17'4" x 9'0"

Bedroom One
13'11" x 12'5"

Bedroom Two
13'3" x 12'5"


Bedroom Three
8'6" x 8'6"

Study
8'11" x 7'11"

Shower Room
10'7" x 8'2"

Utility Room
8'8" x 5'10"

Energy Efficiency Rating

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