


SIGNATURE

NORTH EAST

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 Cleveland Road, North Shields NE29 0PF

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Offers Over £380,000

Signature North East is proud to welcome this stunning three bedroom semi detached family home onto the sales market on the ever popular Cleveland Road, North Shields. This property offers spacious living, an immaculate extended dining kitchen and a large garden complete with home bar.

A welcoming entrance hallway with stairs leading to the first floor and ground floor W.C. also provides access initially into the front reception room. This room, currently set up as a formal dining room, is filled with natural daylight from the large bay window. There is French door access from here into a second reception room to the rear which benefits from a feature fireplace as well as further french doors leading into the garden. The extended kitchen boasts a wealth of fitted wall and floor units with a large central island with space for casual dining. There is a full range of integrated appliances including fridge, freezer, wine cooler, oven and induction hob. To the bottom of the kitchen there is an additional seating area, clearly making this the heart of the family home. Additionally on the ground floor is a separate utility room for additional storage.

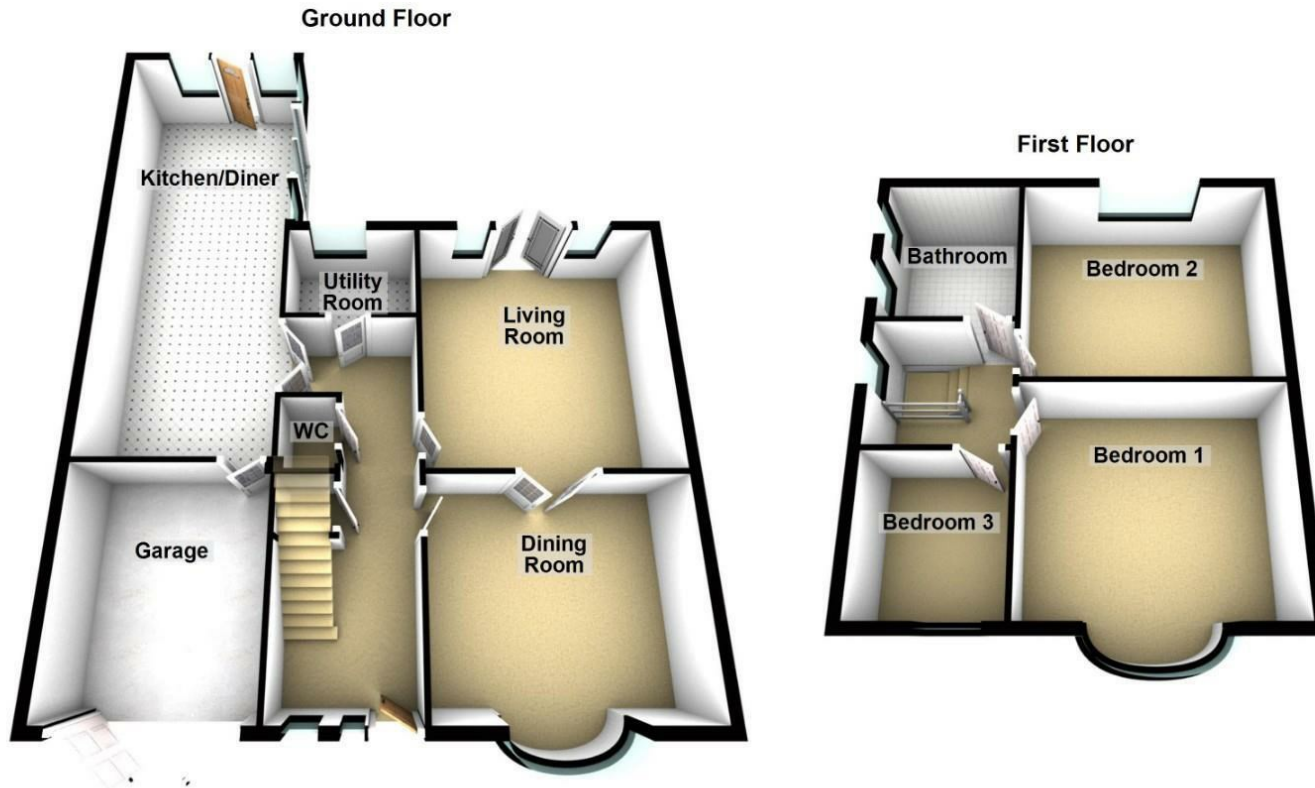
The first floor is home to the main bedroom to the front of the property with another large bay window and ample floor space for furnishings. There are an additional two spacious bedrooms and the large family bathroom on the first floor.

Externally this property boasts off street parking for multiple cars to the front as well as the garage for further parking / storage. To the rear finds a large private garden with a sizable decked area for alfresco entertaining. The garden also benefits from a home bar, which could be transformed into a home office should buyers require.



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
14'8" x 13'4"

Dining Room
15'4" x 13'10"

Kitchen / Diner
27'4" x 10'7"

Utility Room
7'6" x 5'5"

Bedroom One
15'3" x 13'1"

Bedroom Two
13'1" x 11'10"

Bedroom Three
8'1" x 7'11"

Bathroom
8'5" x 8'2"

Garage
12'6" x 11'2"

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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