

# SIGNATURE

## NORTH EAST

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 Moor Close, North Shields NE29 8DB

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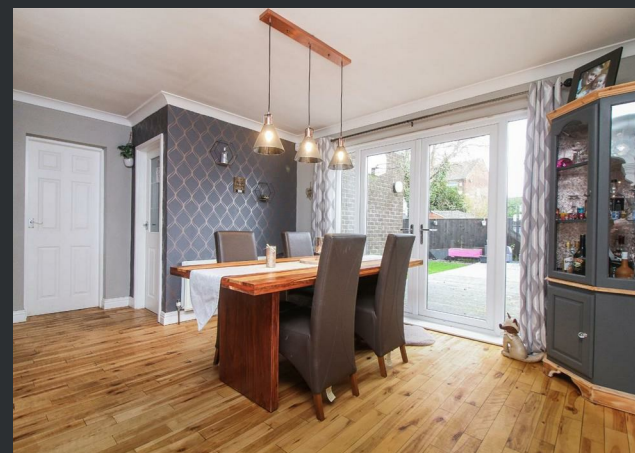
**Offers Over £299,950**

Signature North East is delighted to welcome to the market this delightful 3-bedroom semi-detached home, nestled in the heart of North Shields. The property boasts generously proportioned rooms throughout, complemented by its excellent location, providing close proximity to a wealth of useful amenities, including local shops, restaurants, North Tyneside Hospital, and schools. This presents a wonderful opportunity for families.

Upon entering this property, you are welcomed by a vestibule that leads to the spacious living room. The room offers ample space for furnishings and features a cosy electric log burner with a surround. Continuing seamlessly, the living room transitions to the dining room, providing generous space for a family dining table and preferred furnishings. Elegant French doors in the dining room allow natural light to flood the space and lead to the rear garden. Moving on to the kitchen dining area, you will discover an abundance of storage space through attractive shaker-style wall and base units, complemented by a breakfast bar perfect for casual dining. The kitchen is fully equipped with integrated appliances, including a hob and electric oven. Completing the ground floor is a conveniently located WC and also access to the garage.

As you ascend to the first floor, you will discover three generously sized bedrooms, each easily accommodating a double bed and your preferred furnishings. The master bedroom reigns supreme, featuring its own sliding door wardrobes. Completing the first floor is the bathroom, which includes a walk-in shower, bathtub, hand basin, fitted walk in cupboard and WC.

Externally, to the rear of the property, you will discover a spacious back garden predominantly laid with lawn. Additionally, there is a raised decking area perfect for outdoor furniture. The property also provides ample off-street parking for two cars, accessible through a driveway and a garage.



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

# PROPERTY FLOORPLAN



Total area: approx. 145.3 sq. metres (1564.5 sq. feet)

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  
16'0" x 13'9"

Dining Room  
16'0" x 13'5"

Kitchen / Diner  
14'6" x 13'6"

WC  
5'0" x 4'1"


Bedroom One  
14'10" x 14'3"

Bedroom Two  
14'3" x 10'4"

Bedroom Three  
11'3" x 9'10"

Bathroom  
14'0" x 10'8"

## Energy Efficiency Rating

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