

# SIGNATURE

## NORTH EAST

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Willoughby Road, North Shields NE29 7NB

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**Asking Price**  
**£185,000**

Signature North East is thrilled to introduce to the market this delightful 3-bedroom semi-detached home situated in the heart of North Shields. Nestled in an excellent location, the property is close to a diverse range of useful amenities. This home presents a fantastic opportunity for restoring a well-loved family residence.

Upon entering this property, you are greeted by a welcoming hallway that provides access to the ground-floor rooms. The first stop is the dining room, bathed in natural light from a large bay window. This room features a gas fireplace and ample space for a family dining table and your preferred furnishings. Continuing through, you step into the living room where sunlight streams through elegant French doors that lead to the rear garden. Transitioning to the kitchen, you'll find an abundance of storage space provided by shaker-style units. This well-appointed kitchen also conveniently connects to the rear garden and a utility room.

Ascending to the first floor, you will find three generously sized bedrooms. Two of these bedrooms easily accommodate a king-size bed along with your preferred furnishings. The third single bedroom serves as a versatile space awaiting your personal touch. Completing the home is the bathroom, which features a bathtub, shower, hand basin, and W.C.

Externally, at the rear of the home, you will find a generous west-facing back garden, predominantly featuring a well-maintained lawn surrounded by three apple trees and mature plants. Additionally, there is a paved patio area, providing a delightful space. The property also includes off-street parking for one car through a convenient driveway.

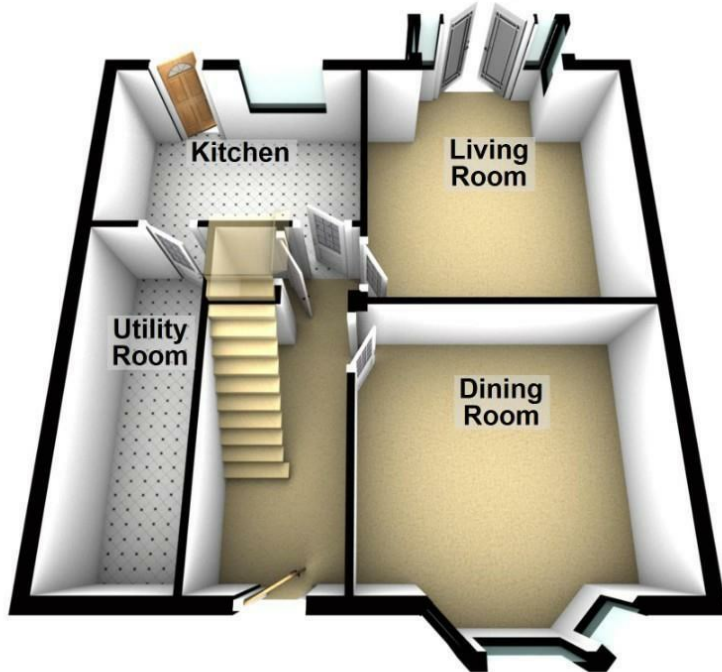


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

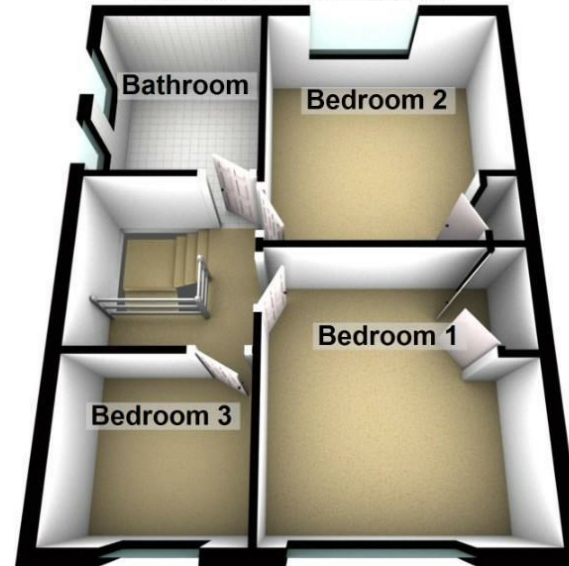
## Ground Floor

Approx. 56.5 sq. metres (608.3 sq. feet)



## First Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



Total area: approx. 98.5 sq. metres (1059.8 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  
14'4" x 12'3"

Dining Room  
13'4" x 12'9"

Kitchen  
11'11" x 8'3"

Utility Room  
15'1" x 5'2"

Bedroom One  
11'8" x 11'0"

Bedroom Two  
11'9" x 11'0"

Bedroom Three  
7'3" x 7'1"

Bathroom  
8'5" x 7'7"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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







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