


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 The Broadway, North Shields NE30 3TA

The Broadway, North Shields NE30 3TA

Offers In The Region Of £750,000

Signature North East is delighted to introduce this meticulously renovated and extended 4-bedroom detached home to the market. This stunning residence perfectly epitomises comfortable modern living with proximity to essential amenities. Boasting a great location, it is just a 10-minute walk from the picturesque Long Sands Beach, offering convenience to excellent restaurants, shops, Tynemouth Aquarium, and schools. This property stands as an amazing opportunity for families.

Upon entering this exquisite property, you are greeted by a welcoming vestibule that leads to a central hallway, accompanied by a conveniently located W.C. The journey begins in the living room, bathed in natural light emanating from the large bay window. Progressing further, you step into the impressive recently extended kitchen/dining room, where natural light floods through three sets of bi-fold doors and a spacious skylight. The kitchen boasts ample storage space with modern, attractive wall and base units, complemented by sleek countertops. A focal point is the large, beautiful central island, fully equipped with integrated appliances, including a double and single oven, microwave, fridge freezer, and coffee machine. An attached utility room adds convenience to this well-appointed kitchen. Moving towards the dining area, you'll find ample space for a family dining table and additional living furnishings, creating the perfect setting for entertaining. This area seamlessly transitions to the sitting room, a versatile space ready to be transformed to suit your needs.

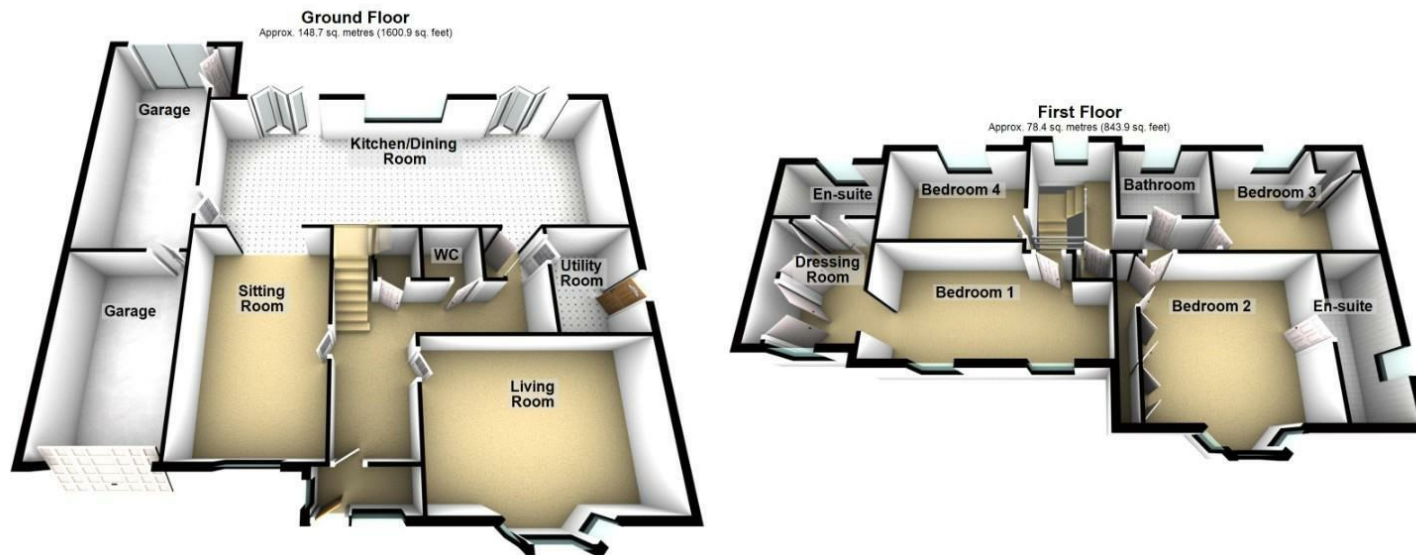
Ascending to the first floor, you will find four generously sized bedrooms, each easily accommodating a double bed along with your preferred furnishings. Two of these bedrooms boast their own en-suite facilities. The Master bedroom reigns supreme, featuring an ideal dressing room tailored to meet your needs. Completing the first floor is the bathroom, which includes a bathtub, hand basin, and W.C.

Externally, at the rear of the home, awaits a generously sized back garden adorned with astroturf, raised decking, and a paved patio area—all enhanced by an array of mature plants and greenery. This garden is an idyllic retreat for the summer months. Additionally, the property provides off-street parking through a triple driveway, coupled with the convenience of being situated on a private road.



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

PROPERTY FLOORPLAN



Total area: approx. 227.1 sq. metres (2444.8 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
17'8" x 12'4"
- Sitting Room
19'3" x 11'3"
- Kitchen / Dining Room
35'10" x 12'9"
- Utility Room
8'9" x 6'10"
- WC
4'7" x 4'4"
- Bedroom One
17'11" x 8'5"
- Dressing Room
9'10" x 7'11"
- En Suite
7'11" x 4'7"
- Bedroom Two
15'0" x 12'4"
- En Suite
12'4" x 2'4"
- Bedroom Three
11'9" x 8'10"
- Bedroom Four
11'1" x 7'11"
- Bathroom
7'3" x 5'10"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(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







More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News