

# SIGNATURE


## NORTH EAST

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







 Sandringham Gardens, North Shields NE29 9AY



# Sandringham Gardens, North Shields NE29 9AY

**Offers Over £280,000**

Signature North East are proud to introduce this wonderful three-bedroom terraced home, ideally situated on Sandringham Gardens, North Shields. This delightful property showcases an array of elegant period features throughout and offers spacious living in a great location with a range of excellent amenities nearby such as strong transport and road links for the commuter, shops, and schooling at all levels, making for a perfect potential family home.

A brief entrance vestibule welcomes us into the property and provides access to the hallway, and subsequently all principal rooms. First is the living room, offering ample space, traditional coving, a beautiful ceiling rose, a feature fireplace, and a bay window, flooding the room with cheerful natural light. Connected via double doors is a spacious dining room, offering neutral décor and an additional feature fireplace. Adjacent is the kitchen, equipped with a range of fitted base, drawer and wall units in a wood-style finish, and a door to the back yard.

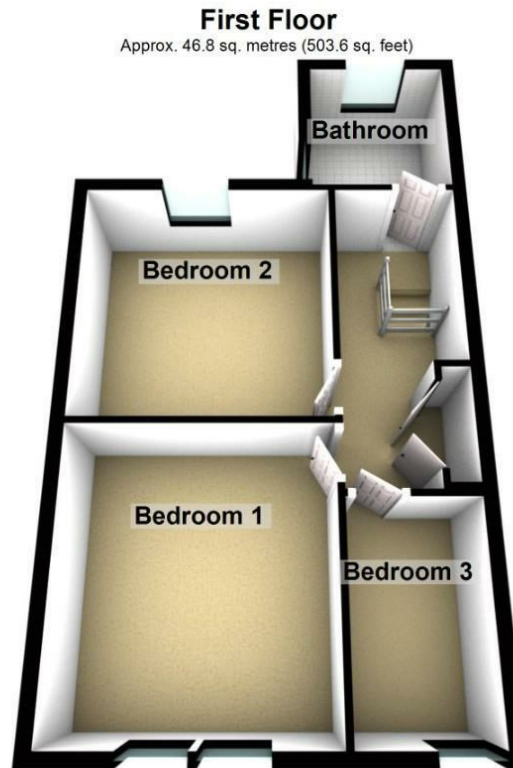
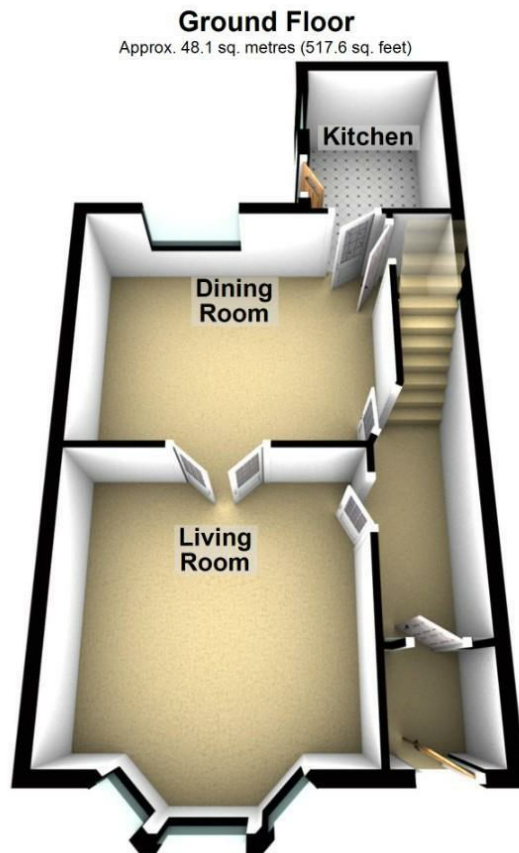
Upstairs to the first floor are the bedrooms, all of which present plenty of space, tasteful décor, and versatility for a home office if desired, perfect for those working from home. Completing the floor is a tiled three-piece family bathroom suite.

Externally, the property provides a town garden to the front with railings and a welcoming display of shrubs and plants. To the rear finds a desirable, well presented, south-facing paved yard, perfect for relaxing in the sun or alfresco dining.



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

# PROPERTY FLOORPLAN



Total area: approx. 94.9 sq. metres (1021.2 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  
15'5" x 13'2"

Dining Room  
14'9" x 11'10"

Kitchen  
8'9" x 6'10"

Bedroom One  
12'11" x 11'10"

Bedroom Two  
11'10" x 11'8"

Bedroom Three  
9'8" x 5'11"

Bathroom  
7'2" x 6'10"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</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		

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