

# SIGNATURE


## NORTH EAST

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 Sandringham Gardens, North Shields NE29 9AX



# Sandringham Gardens, North Shields NE29 9AX

**Offers Over £265,000**

Signature North East proudly presents this charming two-bedroom terraced home situated on Sandringham Gardens in North Shields. Built in 1902, this home is exceptionally well-decorated throughout and offers spacious rooms. The surrounding area boasts an array of convenient amenities such as schools, cafes, restaurants, and bars. Additionally, the residence enjoys close proximity to parks and the picturesque Longsands beach in Tynemouth, providing abundant opportunities for recreational activities. The property also offers excellent transportation options, with the North Shields metro and the A19 nearby.

Upon entering, you are welcomed by an inviting entry hallway that leads into the spacious living room. This room is generously proportioned, offering ample space for your desired furnishings. It features ornate cornicing and showcases a large bay window that floods the room with natural light. The living room seamlessly flows into the dining area, creating a welcoming open-plan living space. The dining room is well-suited for a large family dining table and additional furnishings.

From the dining area, you'll find easy access to the kitchen, a modern space with sleek wall and base units, complemented by high-quality countertops that maximize storage and functionality. There are integrated appliances, including a dishwasher, oven, and hob. The kitchen also features a convenient door providing access to the outdoors.

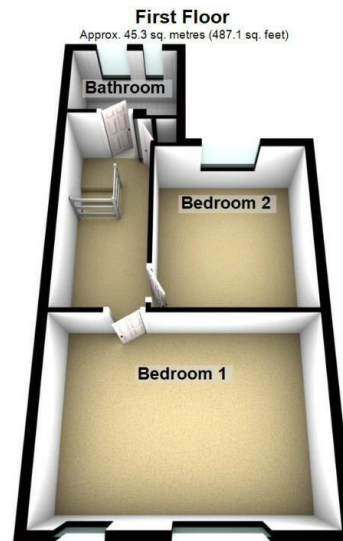
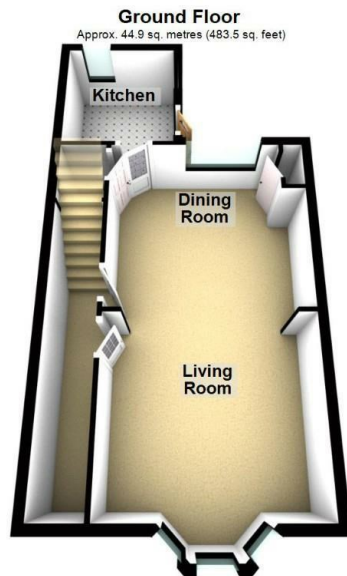
Venturing upstairs, you'll discover a hallway leading to two bedrooms and a well-maintained bathroom. The master bedroom impresses with its generous size, accommodating a king size bed and more with ease. Multiple windows flood the room with an abundance of natural light, creating an inviting atmosphere. The bathroom is equipped with a bath, w.c., and hand basin, ensuring your comfort and convenience.

The rear of the property boasts a charming patio area, perfect for outdoor furniture where you can relax and unwind. Raised flower beds add a touch of greenery, featuring shrubs and mature trees. To the front of the property, a walled area with mature shrubbery enhances the overall curb appeal.



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

# PROPERTY FLOORPLAN



Total area: approx. 90.2 sq. metres (970.6 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  
12'0" x 13'4"

Dining Room  
12'0" x 13'4"

Kitchen  
8'3" x 7'10"

Bedroom 1  
12'6" x 16'11"

Bedroom 2  
11'10" x 10'6"

Bathroom  
5'4" x 7'10"

## Energy Efficiency Rating

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

England & Wales

EU Directive  
2002/91/EC











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