

# SIGNATURE

## NORTH EAST

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





 Doxford crescent,, North Shields NE29 7FB

# Doxford crescent,, North Shields NE29 7FB

**£290,000**

Signature North East is delighted to present this beautiful four-bedroom detached home located within a sought-after area of North Shields, on Doxford Crescent. This lovely home is a great opportunity for a multitude of buyers looking for a move-in-ready home. The surrounding area is home to an abundance of useful amenities including shops, eateries, Silverlink Retail park, strong road and transport links as well as schooling for all ages, making this a perfect potential family home.

Upon entering the property, you'll be welcomed by a generously sized hallway that offers access to the principal rooms on the ground floor, as well as a staircase leading to the first floor. The first room you'll encounter is the spacious living room, which boasts plenty of natural light, creating a bright and airy ambiance. Moving on to the kitchen/diner, which is decorated with a modern aesthetic with sleek grey wall and base units that offer plenty of storage space. Additionally, this kitchen comes well-equipped with integrated appliances including a fridge/freezer, dishwasher, double oven, and induction hob. There is a spacious area for a dining table, situated in front of the patio doors, which offer a lovely view of the garden. Moving through to the utility room, you'll find a handy bench unit that provides ample space for fitting a washing machine and dryer. The ground floor is completed with a convenient downstairs w.c.

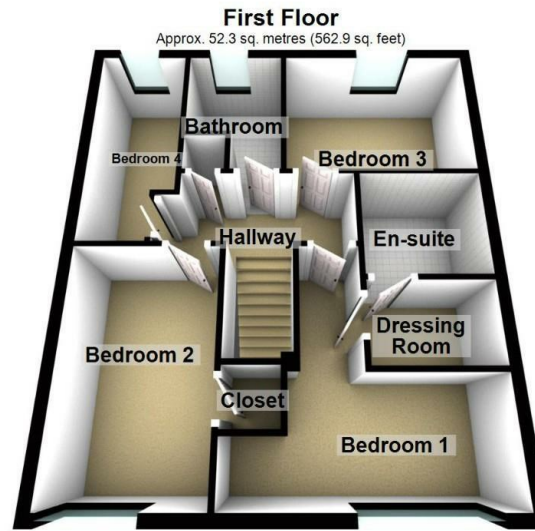
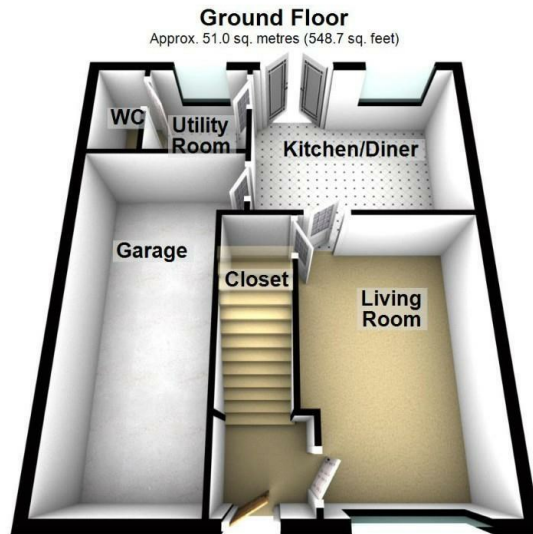
As you head upstairs to the first floor, you'll discover four bedrooms, three of which are generously proportioned, offering ample space for a comfortable double bed and additional furnishings. The fourth bedroom is versatile and can serve as a single bedroom or as a home office, depending on your needs. The master bedroom is a true highlight, benefiting from a walk-in closet and a luxurious ensuite equipped with a walk-in shower. Rounding off the first floor is the stunning bathroom, complete with a bathtub and adorned with beautiful marble effect tiles.

Externally to the rear of the home finds a great size garden which is mainly laid to lawn with a patio area that is perfect for alfresco dining and entertaining in the summer months. Additionally, the garden benefits from a storage shed and an outdoor double electric plug socket. To the front of the home is an additional lawned garden with a block-paved double driveway and garage, providing off-street parking for multiple cars.



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

# PROPERTY FLOORPLAN



Total area: approx. 103.3 sq. metres (1111.5 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  
15'3" x 9'10"

Kitchen/diner  
9'10" x 13'1"

Utility  
5'10" x 6'0"

Bedroom 1  
13'1" x 7'8"

Dressing room  
6'6" x 4'11"

Ensuite  
4'11" x 6'2"


Bedroom 2  
12'0" x 9'8"

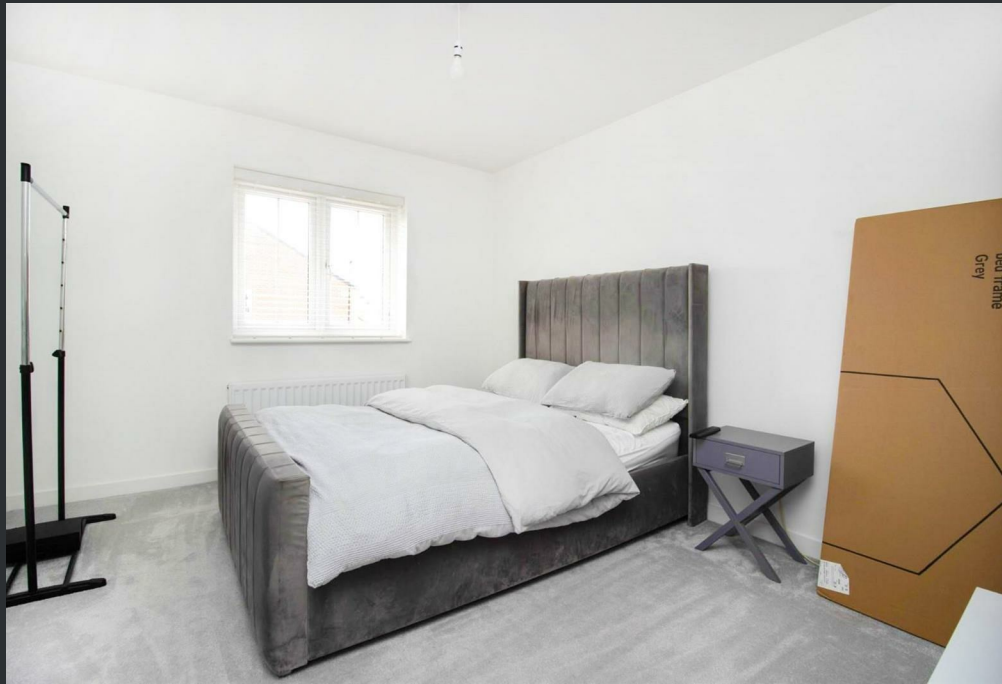
Bedroom 3  
7'7" x 9'10"

Bedroom 4  
11'1" x 6'1"

Bathroom  
6'6" x 6'2"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</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 	





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