

# SIGNATURE

## NORTH EAST

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📍 Kingdom Place, North Shields NE29 6YQ

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**Offers Over £325,000**

Signature North East welcomes to the market, this stunning property nestled in the heart of North Shields, offering captivating balcony views of the Royal Quay Marina and the serene river. This detached 3-bedroom, 3-bathroom house presents an ideal sanctuary for young families. North Shields boasts a prime location, appealing to those desiring a tranquil suburb with excellent city connections, complemented by nearby recreational spots such as Leisure Parks, sports centres, and the picturesque Redburn Dene.

Step into the central hallway, your gateway to the ground floor's principal rooms and a convenient WC. The spacious sitting/dining room beckons with ample space for desired furnishings. Accessible via French doors from here is the charming conservatory, bathed in natural light through skylights. The well-appointed kitchen offers abundant storage with wall and base units, featuring integrated hob and oven. A downstairs WC and utility room, with an outside door for added convenience, complete this level.

Ascending to the first floor reveals three generously sized bedrooms, easily accommodating double beds and additional furnishings. The master bedroom boasts an en-suite with a step-in shower, hand basin, and WC. Step out onto the balcony from the master bedroom, where tranquil river views await, perfect for enjoying early morning coffee or moments of relaxation. Bedroom 2 also features an en-suite as well built-in storage cupboards - perfect for storage solutions.

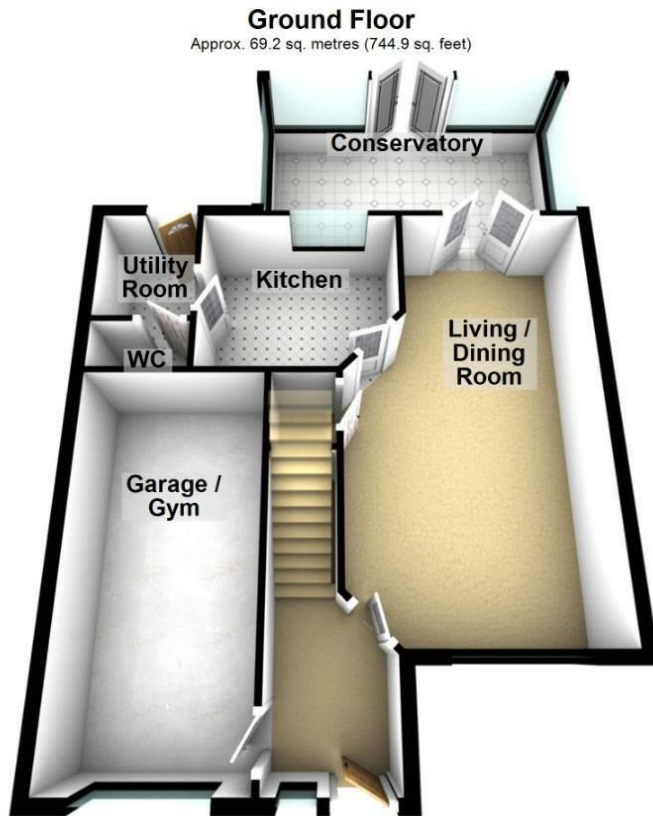
Externally, the property delights with a spacious garden featuring multiple levels and an ample patio, ideal for outdoor entertaining. Three off-street parking spaces via the front drive add to the property's convenience.

This inviting home awaits your presence. Contact Signature North East today to schedule your viewing and discover your next chapter in North Shields.



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

# PROPERTY FLOORPLAN



Total area: approx. 117.6 sq. metres (1265.7 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  
21'3" x 10'11"

Kitchen  
9'10" x 8'5"

Conservatory  
16'1" x 8'9"

Utility Room  
5'9" x 5'2"

WC  
4'9" x 2'6"

Bedroom One  
17'3" x 9'0"

En Suite  
7'10" x 3'10"

Bedroom Two  
10'9" x 10'4"

En Suite  
5'5" x 5'2"

Bedroom Three  
12'3" x 7'8"

Garage / Gym  
17'10" x 8'6"

## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>83</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>67</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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