

# SIGNATURE

## NORTH EAST

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Haswell Gardens, North Shields NE30 2DP



# Haswell Gardens, North Shields NE30 2DP

**Asking Price**  
**£175,000**

Signature North East proudly presents this exceptional 3-bedroom, first-floor apartment located in the heart of North Shields. This property presents a fantastic opportunity for both investors and first-time buyers, with the added advantage of having no onward chain.

Boasting expansive rooms throughout, this property is perfectly positioned in a prime location, offering proximity to an array of desirable amenities, including excellent independent restaurants and coffee shops, local shops, scenic parks, and the stunning coastline. Additionally, the property benefits from superb transportation links, with easy access to the North Shields metro station, which connects you along the coast and is ideal for commuters heading into Newcastle City Centre, as well as the A19.

Upon entering, you are greeted by the central hallway which leads to the large living room, offering ample space for your desired furnishings. The room is brightened by a large window that allows plenty of natural light to flood in. The kitchen provides an abundance of space with attractive wall and base units, complimented by sleek countertops and integrated appliances including an oven and hob. The property has been enhanced with new flooring and carpets installed throughout.

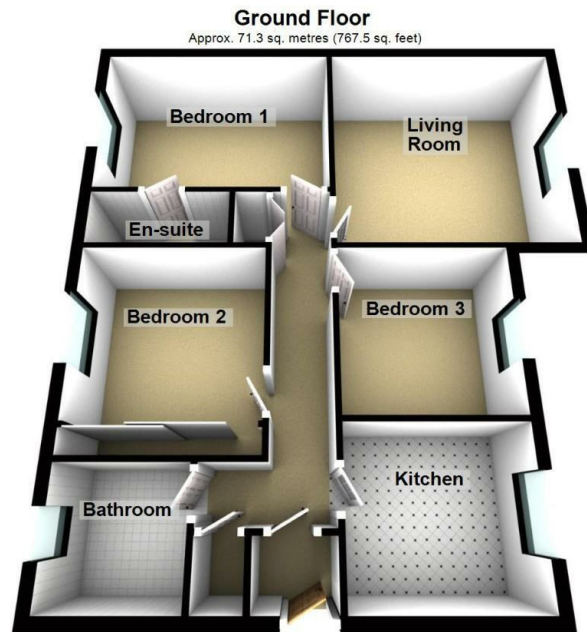
Continuing your journey through the apartment, you will discover three generously sized bedrooms, each capable of accommodating a double bed and additional furnishings. Bedroom 1 is complimented by an en-suite featuring a W.C, hand basin, and shower. Bedroom 2 offers more storage solutions with fitted sliding wardrobes. Completing this floor is the bathroom which includes a bathtub, overhead shower, hand basin, and W.C.

Externally, you'll find meticulously maintained, gated gardens adorned with lots of greenery. Additionally, this property offers generous off-street parking through a private allocated space, ensuring convenience and security for your vehicle.



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

# PROPERTY FLOORPLAN



Total area: approx. 71.3 sq. metres (767.5 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  
12'11" x 13'3"

Kitchen  
8'5" x 9'1"

Bedroom 1  
9'5" x 13'5"

En-suite  
3'2" x 7'9"

Bedroom 2  
11'0" x 9'10"

Bedroom 3  
9'1" x 9'1"

Bathroom  
6'6" x 6'6"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC









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