


# SIGNATURE

## NORTH EAST

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 Farringdon Road, North Shields NE30 3EZ



# Farringdon Road, North Shields NE30 3EZ

## Offers Over £399,950

Signature North East is pleased to welcome to the market this charming semi-detached house located on Farringdon Road in the highly sought-after area of North Shields. This lovely home combines comfort and convenience, making it an ideal choice for families. Located in a vibrant community, this home offers access to a variety of local amenities. Families will appreciate the proximity to several reputable schools. Additionally, the area boasts an abundance of green spaces and beautiful parks, and is well-connected to major road networks, making commuting easy.

Upon entering, you are greeted by an ample hallway. To the right, the inviting living room features a cosy fireplace and an abundance of natural light, creating a welcoming atmosphere. Adjacent, the dining area, seamlessly connected through an elegant archway creates an open layout enhancing the flow of the home, perfect for both entertaining guests and everyday living. The dining room also offers direct access to the outdoors through a set of French doors. The kitchen, accessible from both the hallway and the dining area, is a bright and airy space featuring two windows and a door leading to the back garden. It boasts a plethora of wall and base units, providing ample storage, as well as an informal dining area for casual meals.

Upstairs, the first floor houses four well-appointed bedrooms, each thoughtfully designed to accommodate family, friends, and guests. The master bedroom is particularly spacious and includes the added luxury of a balcony overlooking the back garden, offering a peaceful retreat. The floor is completed by a stylish four-piece family bathroom, featuring a separate walk-in shower and a bathtub for ultimate relaxation.

Outside, the back garden is the perfect setting for outdoor living, featuring a well-maintained lawn, two separate decking areas ideal for garden furniture, and an ample stone patio. This easy-to-maintain space is perfect for enjoying a quiet moment in the sun.

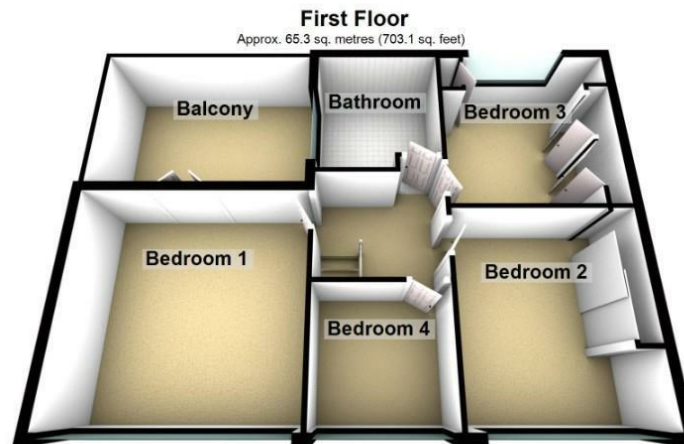
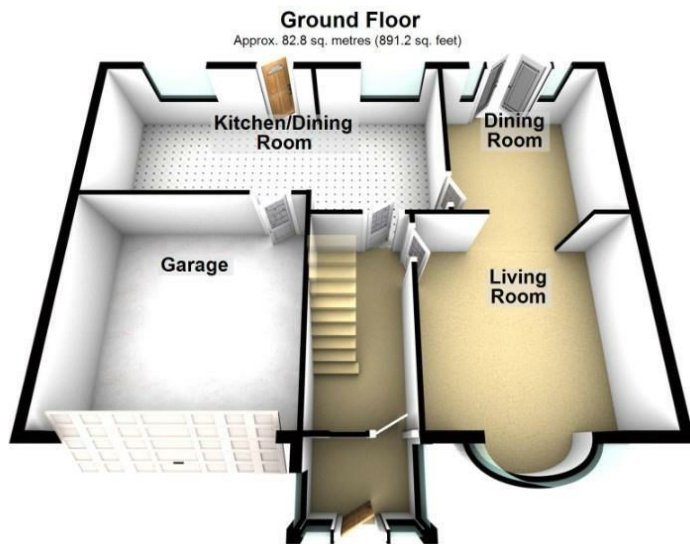
For your parking needs, the property includes a garage and a driveway with space for up to three cars.

Don't miss the opportunity to make this charming semi-detached house your new home. Call Signature North East today to book your viewing!



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

# PROPERTY FLOORPLAN



Total area: approx. 148.1 sq. metres (1594.3 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:

Kitchen / Dining Room  
23'1" x 11'4"

Living Room  
12'11" x 13'5"

Dining Room  
11'4" x 10'11"

Bedroom One  
14'5" x 14'2"


Bedroom Two  
13'5" x 11'5"

Bedroom Three  
12'11" x 11'5"

Bedroom Four  
8'2" x 8'2"

Bathroom  
8'9" x 8'2"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>66</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 









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