

SIGNATURE

NORTH EAST

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 Smiths Dock, North Shields NE29 6TA

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Guide Price £425,000

Signature North East welcomes to the market this stunning 3 storey town house located in the vibrant area of Smiths Dock, North Shields. This property offers a perfect blend of comfort and convenience. Situated in a prime location, with easy access to local amenities, including shops, cafes, and restaurants, ensuring that everything you need is right at your doorstep and nearby transport links making commuting a breeze, whether you're heading to work or exploring the beautiful surroundings. Inside, this stunning property offers a unique three-level layout, that maximises space and natural light, and every level offers breath-taking views of the surrounding landscape.

Upon entering the central hallway, you're greeted by a seamless flow leading to the ground floor rooms. Your journey begins with a visit to the ground floor bedroom, current utilised as an home office, providing a serene space for work or study, discover next the inviting sitting room, offering access to the decked South facing back garden that overlooks the bustling dock below. This outdoor oasis serves as the perfect retreat for relaxation and socializing. Conveniently located on this floor is a bathroom, complete with a bathtub with shower, basin with vanity, and WC, this well-appointed space offers a haven for relaxation.

Ascending to the second floor, you'll find two spacious bedrooms, each offering ample room for king size beds and includes a range of fitted wardrobes/storage. With large windows framing stunning views. Continuing on this floor, discover another family bathroom, meticulously designed with your comfort in mind. Featuring a bathtub with shower, vanity, hand basin, and WC, this bathroom offers a tranquil retreat for daily rituals and self-care.

Venturing to the third floor, you'll be greeted by an open plan living area the Kitchen/Dining/Living spaces for effortless living and entertaining.

The recently refurbished kitchen boasts floor and wall units, and is completed with hob, oven, dishwasher, and fridge/freezer.

The living room offers panoramic views of the docks and river. Meanwhile, the adjacent dining room offers equally stunning views over the front of the property.

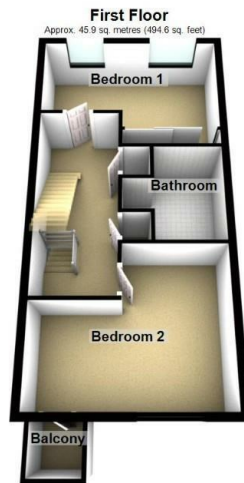
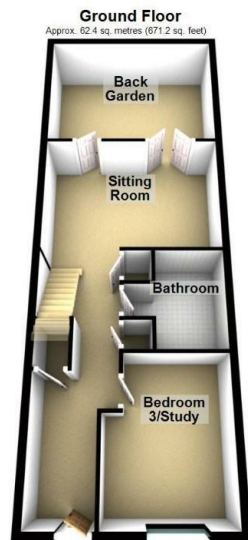
Outside, this property offers two allocated parking spaces and access to visitors space. Furthermore, this property boasts the added luxury of access to the private communal garden, providing residents with a tranquil outdoor oasis.

Don't miss out on the chance to make this stunning property your new home. Give Signature North East a call today and book your viewing.

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



PROPERTY FLOORPLAN



Total area: approx. 155.8 sq. metres (1677.4 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 / Kitchen Dining Room
33'2" x 15'4"

Sitting Room
15'4" x 10'6"

Bedroom 3/Study
12'6" x 9'11"

Bathroom
8'4" x 8'3"

Bedroom One
15'4" x 10'6"

Bedroom Two
15'4" x 12'6"

Bathroom
8'8" x 8'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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