


# SIGNATURE

## NORTH EAST

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





 Woolsington Road, North Shields NE29 8RS

# Woolsington Road, North Shields NE29 8RS

**£160,000**

Signature North East presents Woolsington Road, North Shields—a charming semi-detached house situated in a desirable area. This home features three well-appointed bedrooms, making it ideal for a growing family or those needing extra space. Families will appreciate the proximity to reputable schools, while the neighbourhood offers well-maintained parks and recreational spaces, perfect for outdoor activities. The area is well-connected, with major roads, including the A19, providing easy access to nearby towns and cities.

Upon entering, the spacious hallway leads to a versatile living/dining room, perfect for both formal and informal gatherings. The living room features a bay window that fills the space with natural light, complemented by a cosy fireplace. The adjacent dining area is bright and ideal for entertaining. The kitchen provides ample wall and base units, offering generous counter space, and has direct access to an outhouse for additional storage.

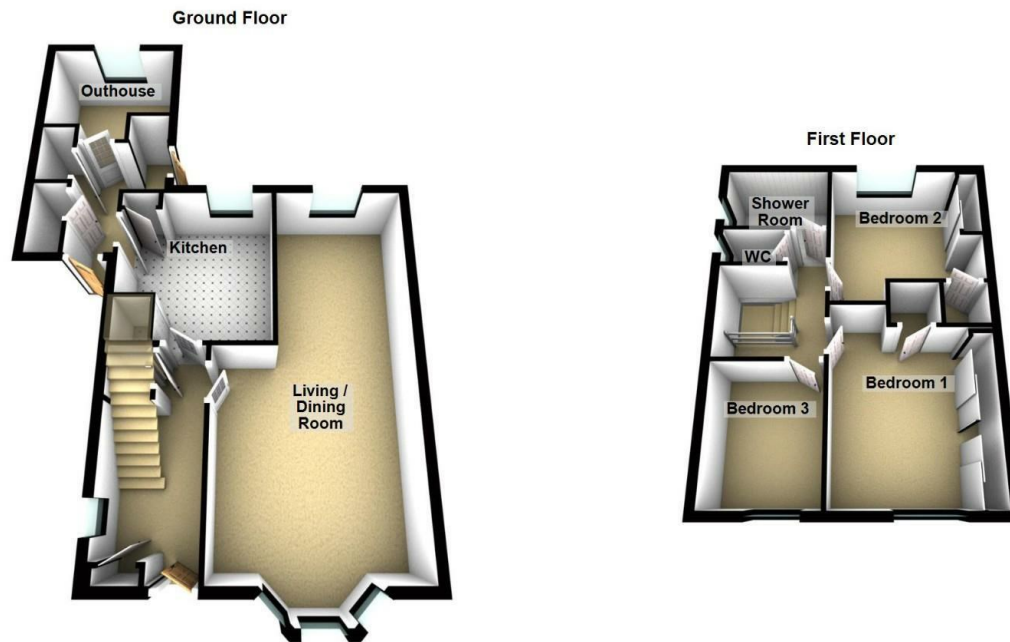
On the first floor, you'll find three bedrooms, two of which include fitted wardrobes and extra cupboard space for convenient storage. The recently remodeled shower room features a walk-in shower, and there is a separate WC for added convenience.

Outside, the well-maintained back garden includes a lush lawn and a paved path leading to a seating area, perfect for outdoor enjoyment. On-street parking is available in front of the property. This lovely home is ready to create new memories for your family.



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

# PROPERTY FLOORPLAN



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 / Dining Room  
24'5" x 11'10"

Kitchen  
10'11" x 10'1"

Bedroom One  
13'4" x 11'0"


Bedroom Two  
11'0" x 10'8"

Bedroom Three  
9'3" x 7'6"

Shower Room  
7'6" x 4'9"

WC  
4'5" x 2'7"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</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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