

SIGNATURE

NORTH EAST

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📍 Alnmouth Avenue, North Shields NE29 7BB

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Offers Over £199,950

Signature North East welcomes you to Alnmouth Avenue, North Shields. This charming semi-detached home offers a blend of comfort and convenience, featuring three well-appointed bedrooms. Located in a vibrant area, the property enjoys excellent access to amenities, reputable schools, and lush parks, making it ideal for families. Commuting is effortless with major roads like the A19 and A1058 nearby, and the Metro station just a short walk away.

Step through the spacious hallway into a bright and inviting living room, where a large window fills the space with natural light. The centrepiece of the room is a stylish fireplace wall, perfect for cosy moments with loved ones. The heart of the home is the kitchen/diner, designed for entertaining and practicality. It offers an abundance of storage with wall and base units, ample counter space, and integrated appliances, including a fridge-freezer, dishwasher, two ovens, and an induction hob. The dining area provides seamless access to the rear garden, effortlessly merging indoor and outdoor living.

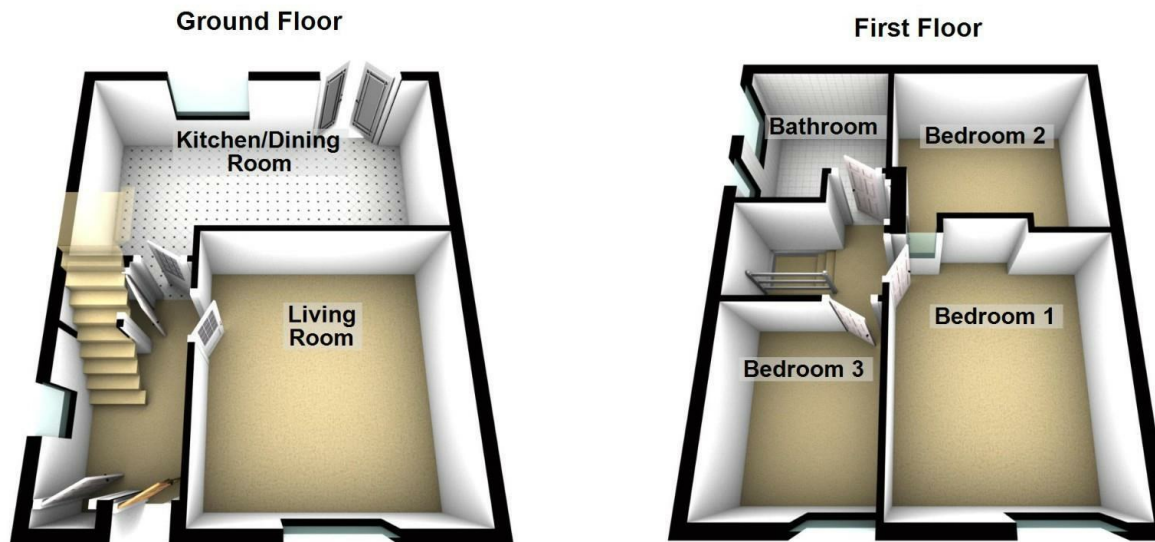
Upstairs, three well-appointed bedrooms provide flexibility for a growing family, guests, or a home office. The primary bedroom exudes a luxurious feel with sleek décor, while the family bathroom features both a bathtub and shower, along with practical storage cabinets. The loft has been converted and is accessed via a ladder, providing additional versatile space that could serve as a gym, home office, or a teenager's retreat.

The low-maintenance rear garden includes a green lawn, a decked area perfect for outdoor furniture, and an outhouse with a large fridge-freezer. At the front, a double driveway offers convenient off-street parking for two vehicles. This delightful home combines style, practicality, and an excellent location—perfect for modern family living.



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 Room
13'5" x 12'5"

Kitchen / Dining Room
18'9" x 10'10"


Bedroom One
12'11" x 10'10"

Bedroom Two
10'10" x 9'7"

Bedroom Three
9'4" x 7'7"

Bathroom
7'11" x 7'7"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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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