

SIGNATURE

NORTH EAST

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📍 Alnmouth Avenue, North Shields NE29 7BB

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£190,000

Signature North East welcomes you to Alnmouth Avenue, North Shields. This beautifully presented three-bedroom semi-detached house is situated in the vibrant town of North Shields, offering a unique blend of urban convenience and natural beauty. Its desirable location makes it an excellent choice for families and professionals alike. With excellent transport links, commuting to neighbouring towns is effortless. Families will value the proximity to schools and parks, while outdoor enthusiasts will appreciate the local green spaces and coastal access, promoting a balanced and active lifestyle.

As you step inside, the spacious hallway leads to a welcoming living room, featuring a bay window and a fireplace as a cosy focal point, perfect for relaxing with loved ones. Adjacent to the living room, the heart of the home is the kitchen/dining room, where the seamless layout is ideal for entertaining. The modern kitchen offers ample counter space for meal preparation and sleek base units for storage, creating a stylish and functional space. The dining area flows naturally from the kitchen, with direct access to the back garden for added convenience. A ground-floor WC completes this level.

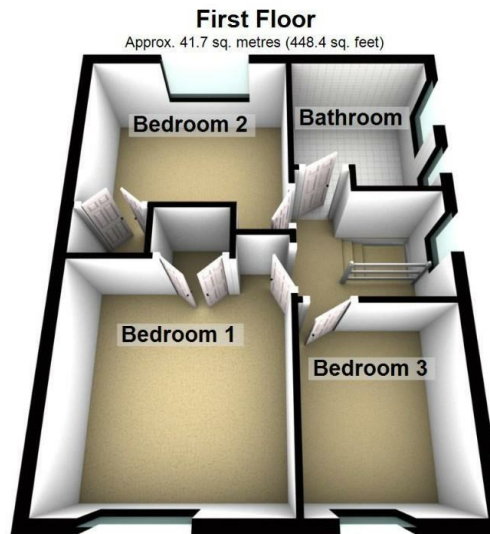
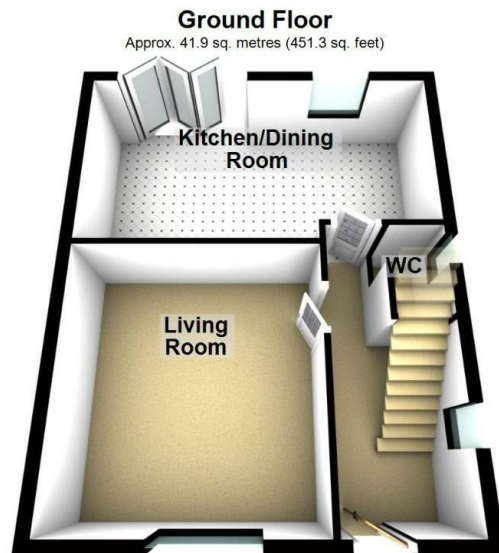
On the first floor, you'll find three well-proportioned bedrooms. Bedrooms one and two benefit from fitted wardrobes, providing ample storage space. The third bedroom is versatile and can be used as a guest room, home office, or child's room. The family bathroom completes the first floor, featuring a bathtub with an overhead shower for added convenience.

The mature rear garden offers a private retreat, with a patio area perfect for outdoor furniture and a path dividing the lawn. This space is ideal for relaxation. For parking, the driveway accommodates two vehicles, ensuring ease and convenience.



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

PROPERTY FLOORPLAN



Total area: approx. 83.6 sq. metres (899.7 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
13'5" x 12'6"

Kitchen / Dining Room
18'11" x 10'0"

WC
4'8" x 2'9"

Bedroom One
11'7" x 10'11"

Bedroom Two
10'11" x 8'11"

Bedroom Three
9'3" x 7'6"

Bathroom
8'0" x 7'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(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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