

# SIGNATURE

## NORTH EAST

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Lambley Avenue, North Shields NE30 3SL



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## Offers In The Region Of £559,950

Signature North East welcomes you to this charming four-bedroom, semi-detached home in the sought-after area of North Shields. Located just moments from the bustling Tynemouth Front Street, this spacious property offers easy access to charming boutiques, trendy bars, and a wide selection of restaurants. Long Sands beach is just a short stroll away. The home is perfectly situated for families, with Marden High School just around the corner, and Tynemouth metro station making commuting a breeze.

Upon entering, you are greeted by a beautiful central hallway that leads to a spacious living room. The living room is bright and welcoming, thanks to a large bay window, which brings in plenty of natural light. The living room seamlessly transitions into the open-plan family room, kitchen, and dining area. This large space can easily accommodate both a seating area and a dining table. The kitchen boasts attractive wall and base units, sleek countertops, and is equipped with an integrated dishwasher and range cooker. There's also a useful utility room and a W.C. that can be accessed through the kitchen. Elegant French doors lead from the dining area into the rear garden, offering a perfect flow between indoor and outdoor spaces.

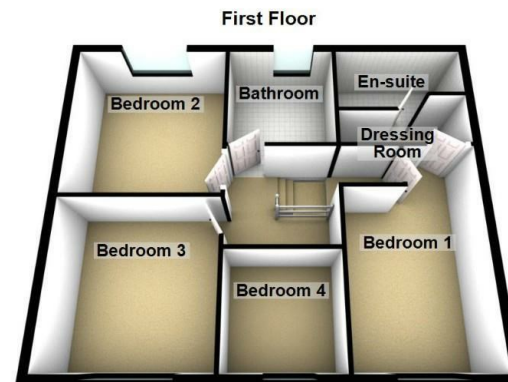
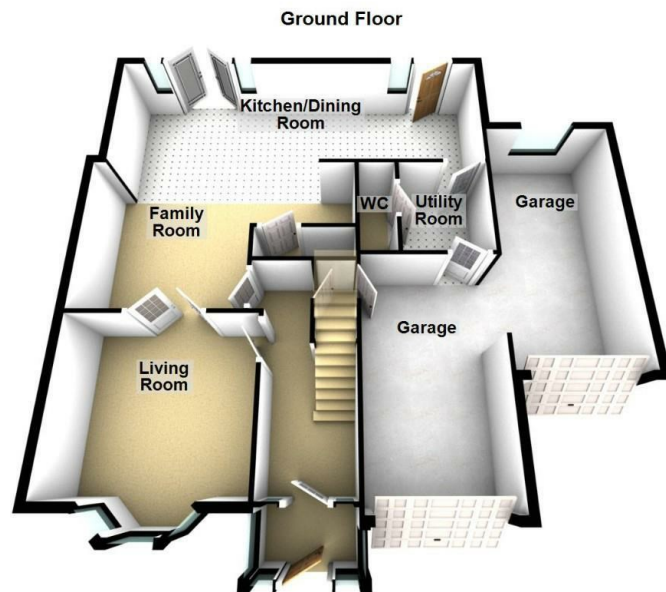
Upstairs, you'll discover four generously sized bedrooms. Three of the rooms offer plenty of space for double beds, along with any desired furnishings. The master bedroom also benefits from a dressing room and an en-suite, creating a private retreat. The first-floor bathroom is stylish and functional, featuring a bathtub, shower, hand basin, and W.C.

Externally, this home offers a large garden with a well-maintained lawn, a spacious patio area, and a decking area, perfect for relaxing or entertaining. There is also ample off-street parking available, with a double garage and a driveway that can accommodate several cars.



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

# PROPERTY FLOORPLAN



## Measurements:

Living Room  
13'0" x 11'9"

Family Room  
12'0" x 11'8"

Kitchen / Dining Room  
28'7" x 10'9"

Utility Room  
6'6" x 6'1"

WC  
6'1" x 2'8"

Bedroom One  
15'7" x 9'6"

Dressing Room  
9'6" x 3'11"

En Suite  
9'6" x 4'11"

Bedroom Two  
11'7" x 11'4"

Bedroom Three  
11'10" x 11'4"

Bedroom Four  
7'11" x 7'10"

Bathroom  
7'11" x 7'10"

## 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>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		

**England & Wales**

EU Directive  
2002/91/EC











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