


SIGNATURE

NORTH EAST

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 Union Street, North Shields NE30 1NL

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Offers Over £165,000

Signature North East is delighted to welcome to the sales market, this beautiful two-bedroom home located on Union Street, North Shields. This property is a rare find, being a premier-style home, this offers larger square footage compared to other homes within the development, which is spread over three floors and offers also picturesque views over the river. Set above the thriving North Shields Fish Quay, there are an array of bars and restaurants, as well as other practical amenities nearby including shops, schooling, and strong road and transport links including the Shields ferry and the North Shields metro station.

Upon entering the property, you are met by an entrance vestibule leading into the hallway that provides access to the rest of the ground floor which benefits from new carpets and flooring throughout. Beginning with the kitchen, the space is fitted with sleek white units which provide ample storage options and are perfectly complimented by new wood effect worktops. The kitchen also comes equipped with an array of integrated appliances including a fridge freezer, waste disposal, oven, and hob. Moving to the Living/Dining room, there is ample space for desired furnishings and an abundance of natural light spills through the bay window, creating a bright and airy atmosphere. Completing the floor is the main bathroom, equipped with a shower, toilet, and sink.

As you head downstairs, you'll discover two welcoming and well-lit bedrooms. Each room is generously sized, providing ample room for double beds and any additional furniture you may desire. The first bedroom also includes a W.C. for added convenience. The second bedroom also offers a versatile area that can serve as a study/home office or dressing room, if desired.

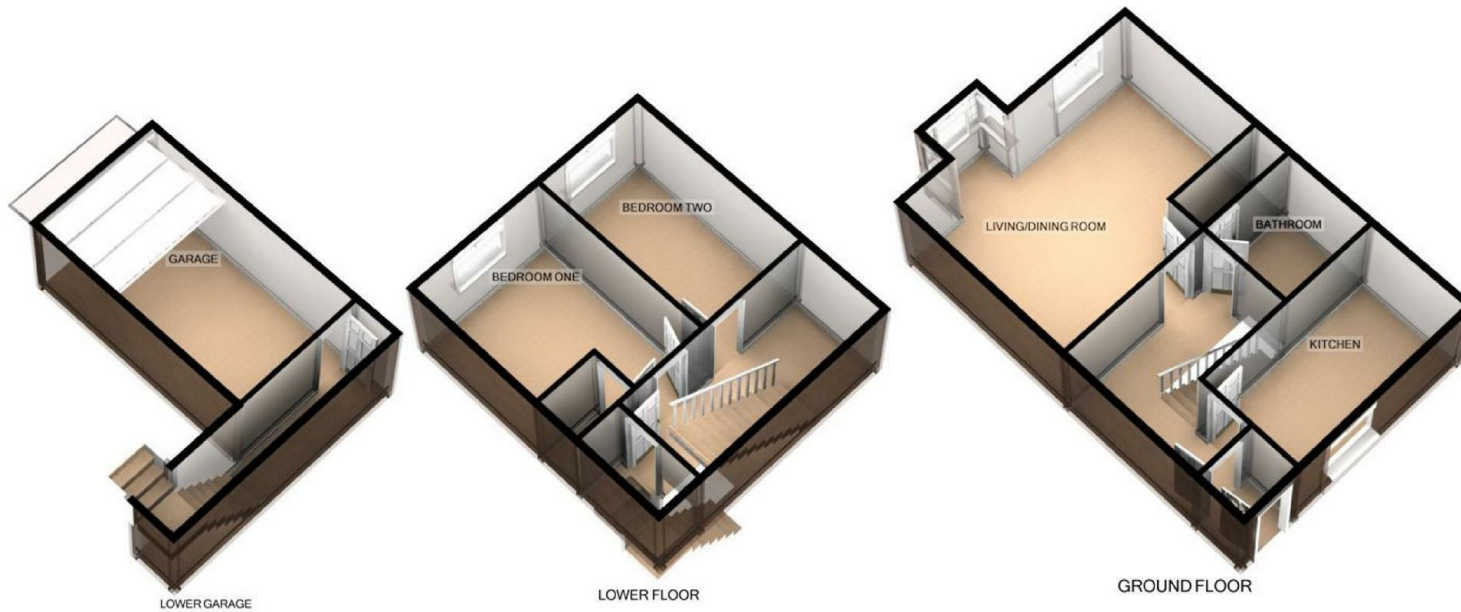
Continuing down the next flight of stairs, you'll come across a garage that serves as an ideal spot for securely parking your car or as a spacious storage area. Externally to the front of the home finds a quaint town. This offers private parking for visitors externally, and for enhanced safety and privacy, there are electronic security gates in place.

Tenure: Leasehold
Council tax band: C

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



PROPERTY FLOORPLAN



LOWER GARAGE

LOWER FLOOR

GROUND FLOOR

UNION STREET, NORTH SHIELDS

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Measurements:

LIVING/DINING ROOM
18'3" x 13'7"

KITCHEN
13'11" x 7'6"

BATHROOM
6'10" x 6'6"


BEDROOM ONE
13'4" x 10'0"

EN-SUITE
4'7" x 3'3"

BEDROOM TWO
13'4" x 8'0"

GARAGE
16'4" x 9'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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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