

SIGNATURE

NORTH EAST

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📍 South Preston Terrace, North Shields NE29 0HY

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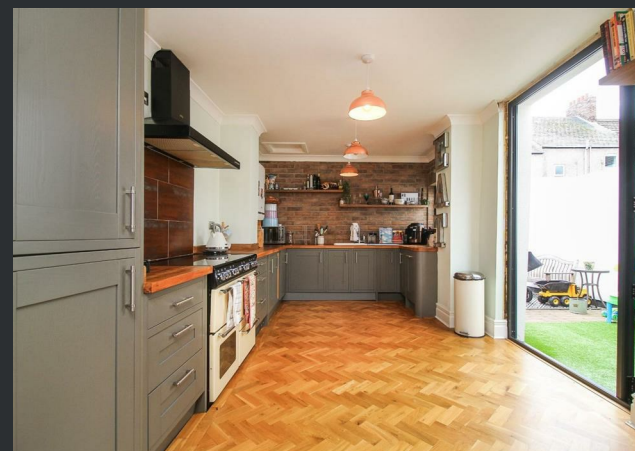
Offers Over £374,950

Signature North East is thrilled to introduce this stunning five-bed Edwardian terrace home situated on the sought-after South Preston Terrace in North Shields. This property boasts spacious rooms spread over three floors and is meticulously decorated to a high standard throughout. The surrounding area is replete with useful amenities, including shops, eateries, supermarkets, strong road and transport links, and schools, making it an ideal choice for families.

Upon entering the home, you'll be greeted by an inviting entrance vestibule that leads into a spacious hallway. From here, you'll have access to the ground floor's principal rooms, a convenient w.c., and the staircase. The first room you'll encounter is the living room, which offers ample space for your desired furnishings. A beautiful wood burner takes center stage, creating a warm and inviting ambiance. Connected by an archway, the dining room offers a versatile reception space. Perfect for accommodating a large family dining table or transforming into a snug, this space caters to various needs. The ground floor is completed by the kitchen, featuring shaker-style wall and base units perfectly complemented by wooden worktops. The kitchen also includes integrated appliances, such as a fridge/freezer and dishwasher. The room is illuminated by floor-to-ceiling bi-folding doors that lead to the rear yard, allowing abundant natural light to fill the space.

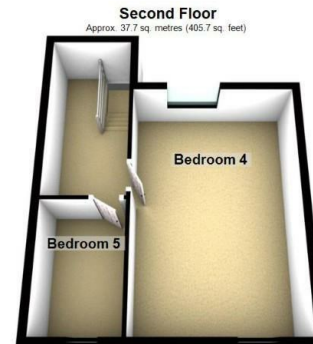
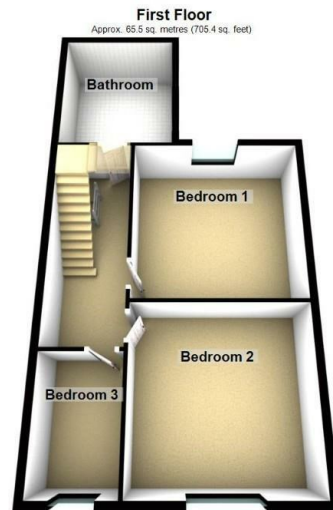
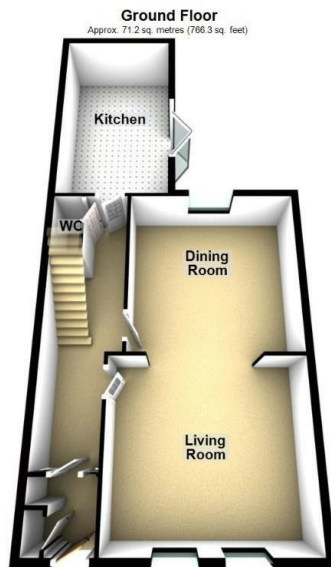
Heading upstairs to the first floor, you'll find three out of the five bedrooms. Two of these bedrooms can easily accommodate a double bed and additional furnishings, while the third is ideally suited as a single bedroom, home office, or dressing room if desired. Completing the first floor is the bathroom, boasting a free-standing rolltop bathtub, walk-in shower, w.c., and sink. Ascending to the second floor, you'll find the remaining two bedrooms, each offering versatile space and differing in size.

Externally, the home boasts a spacious yard area adorned with charming beamish-cobbled paving and outdoor electrics. Adding to its appeal, an electric remote-controlled roller shutter is in place, offering the convenience of off-street parking as needed.



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

PROPERTY FLOORPLAN



Total area: approx. 174.4 sq. metres (1877.4 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:

ENTRANCE HALLWAY

LOUNGE
13'11" x 15'6"

DINING ROOM
14'1" x 13'11"

BREAKFASTING KITCHEN
17'0" x 10'2"

FIRST FLOOR LANDING

MASTER BEDROOM
14'1" x 14'1"

BEDROOM TWO
13'10" x 12'9"

BEDROOM THREE

FAMILY BATHROOM
11'5" x 10'0"

SECOND FLOOR LANDING

BEDROOM FOUR
10'0" x 6'5"

BEDROOM FIVE
19'2" x 12'11"

EXTERNAL

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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