


# SIGNATURE

## NORTH EAST

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 Chirton Dene Quays, North Shields NE29 6YW

# Chirton Dene Quays, North Shields NE29 6YW

## Offers Over £330,000

Signature North East is excited to present this stunning three-bedroom townhouse to the sales market, featuring contemporary decor and captivating views of Royal Quays Marina. Nestled in the sought-after Chirton Dene Quays area of North Shields, this property boasts convenient proximity to a range of shops, schools, excellent road and transport connections, and the vibrant North Shields Fish Quay, home to popular bars and eateries.

As you enter the home, you're greeted by a welcoming hallway that doubles as a utility area, offering ample storage space. On this floor, you'll find the second bedroom, generously sized to accommodate a double bed and additional furnishings, complete with an ensuite bathroom. Rounding out this level is a convenient downstairs W/C.

Climbing to the first floor, you'll discover a spacious open-plan kitchen/living room, exuding an elegant ambiance. Sliding glass doors flood the room with natural light and lead to a balcony that overlooks the picturesque Royal Quays Marina—perfect for enjoying the outdoors on sunny days. The kitchen is a visual treat, featuring a range of navy blue wall, base, and drawer units, beautifully contrasted with glossy white worktops and tasteful pink tiling.

On the second floor, the master bedroom beckons with its soothing neutral decor, fitted wardrobes for ample storage, a chic ensuite bathroom, and a luxurious balcony accessible via double French doors. The third bedroom on this level offers versatility, making it ideal as a playroom or home office, catering to the needs of families or remote workers. Completing this floor is a three-piece family bathroom, partially tiled and featuring a bathtub.

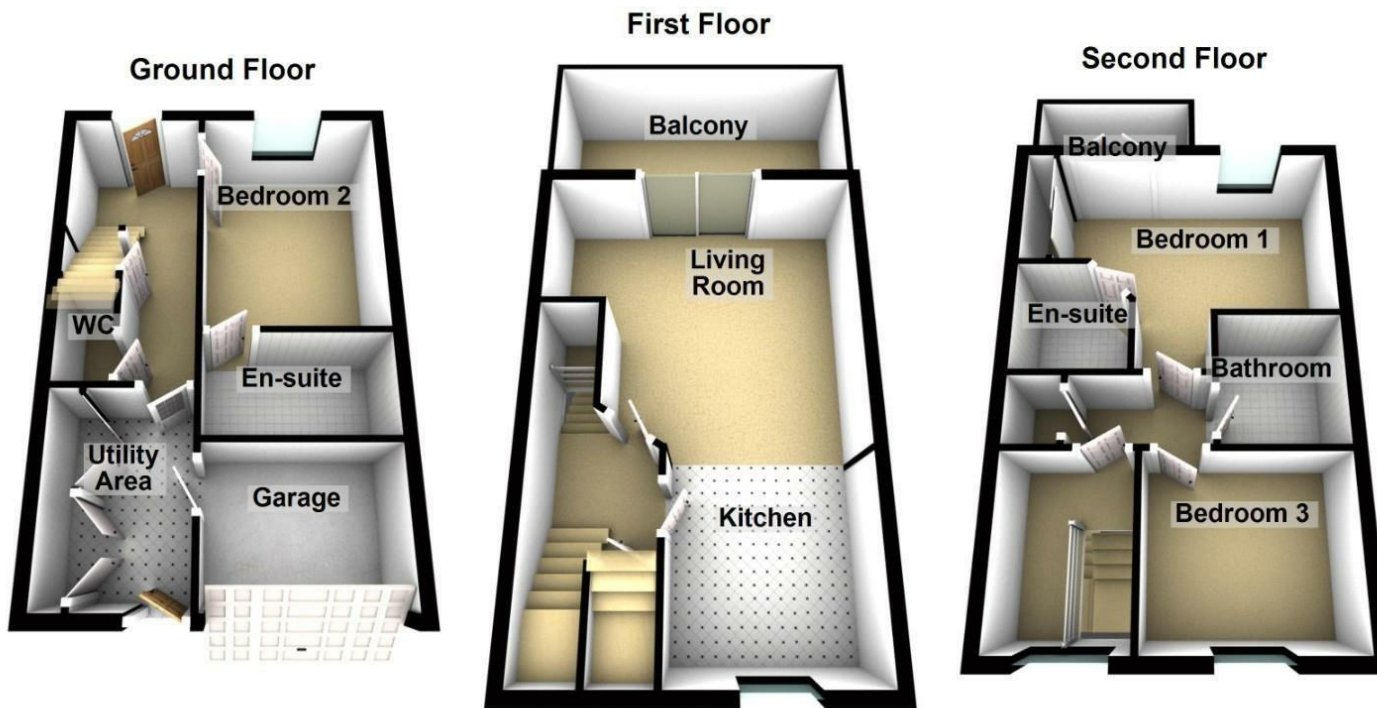
Outside, the property offers a garage and a driveway with space for two cars at the front. Towards the rear, you'll find an easily maintainable paved garden area, perfect for alfresco dining and entertaining guests.

Tenure: Leasehold (970 years remaining)  
Council Tax Band: D



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:

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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