

# SIGNATURE

## NORTH EAST

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 Boldon Lane, South Shields NE34 0NE

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**Asking Price**  
**£235,000**

**\*\*INCENTIVE\*\*** First three units sold will receive their mortgage paid for the first 6 months.

Signature North East proudly introduces this exceptional new-build development on Boldon Lane, South Shields. Within this distinguished development, you'll discover a collection of ten meticulously crafted 4-bedroom terraced homes, each adorned with high-quality kitchen and bathroom suites. The surrounding area seamlessly integrates convenience into daily life, offering a wealth of amenities, including shops, supermarkets, dining options, and robust road and transport connections.

These well-designed properties span three floors, providing ample space for comfortable living:

The ground floor features an inviting entrance hallway that leads to the versatile fourth bedroom/study and the kitchen/diner. The kitchen/diner showcases contemporary high-spec kitchen units with integrated appliances and elegant quartz worktops. Completing this level is a convenient ground floor W/C.

Ascending to the first level, you'll find the welcoming living room, one of the three bedrooms, and the main bathroom, thoughtfully equipped with a bath featuring an overhead shower and modern tiling.

The journey continues to the second floor, where you'll discover the remaining two bedrooms, with the master bedroom boasting an en-suite fitted with a shower.

Externally, the homes offer a paved yard space to the rear, providing the option for off-street parking, adding to the overall convenience and appeal of these properties.

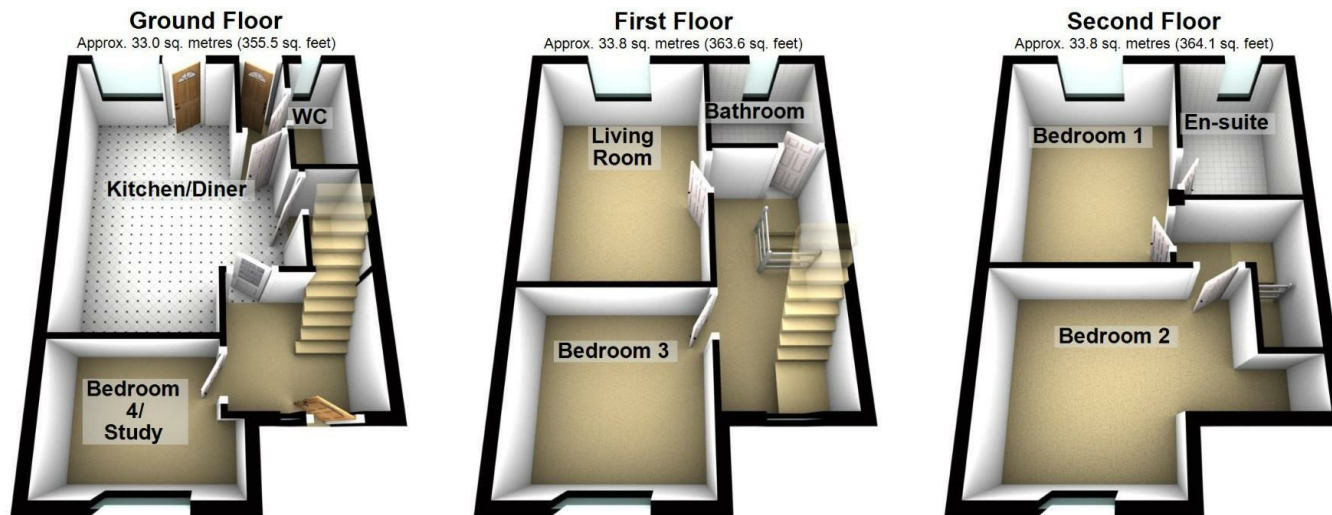
This bespoke new-build development on Boldon Lane promises an unparalleled living experience, blending modern design with everyday practicality. Don't miss your chance to be part of this exciting opportunity.

Contact us for further details and to arrange a viewing.



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

# PROPERTY FLOORPLAN




Total area: approx. 100.6 sq. metres (1083.2 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  
13'9" x 9'8"
- Kitchen / Diner  
16'4" x 12'8"
- Bedroom Four / Study  
9'4" x 6'11"
- WC  
6'11" x 3'4"
- Bedroom One  
12'9" x 9'8"
- En Suite  
8'10" x 6'5"
- Bedroom Two  
13'2" x 10'7"
- Bedroom Three  
9'10" x 9'6"
- Bathroom  
6'3" x 5'7"

## Energy Efficiency Rating

|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</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 |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |





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\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News