

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Boldon Lane, South Shields NE34 0NE

# Boldon Lane, South Shields NE34 0NE

**£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.

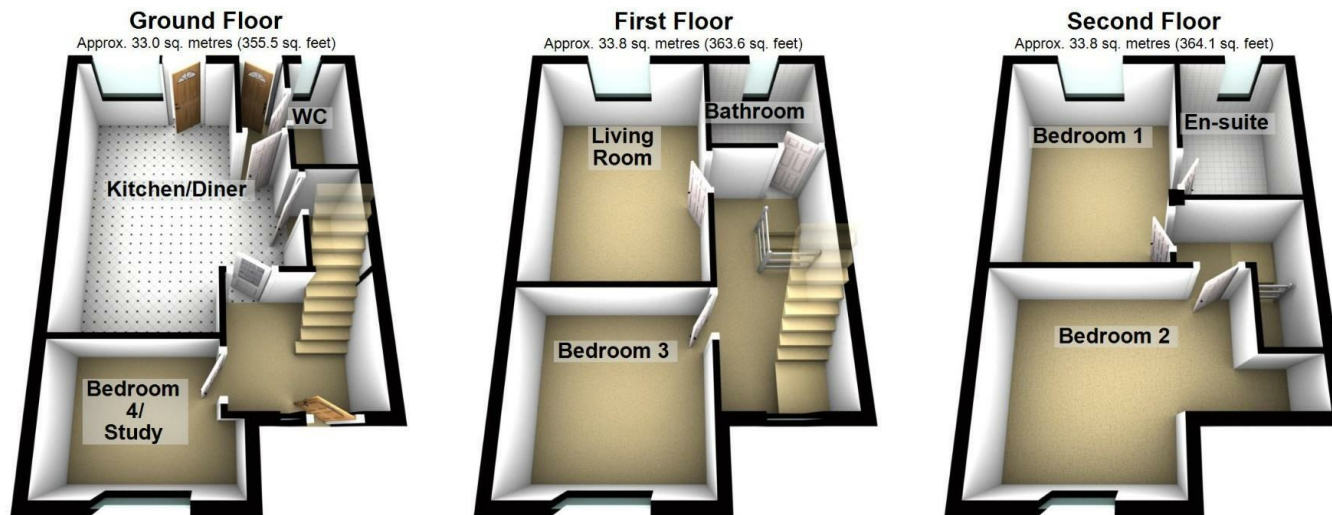
This bespoke new-build development on Boldon Lane promises an unparalleled living experience, blending modern design with everyday practicality. Don't miss your chance to be part of this exciting opportunity.

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 	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*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