

SIGNATURE

NORTH EAST

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Rosedale Terrace, North Shields NE30 2HP

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**Offers In The Region
Of £140,000**

Signature North East is delighted to present this charming two-bedroom ground-floor flat located in the heart of North Shields on Rosedale Terrace. This property offers generously proportioned rooms throughout, benefiting from a prime location that includes proximity to a plethora of useful amenities. Such amenities include easy transportation links to Newcastle City Centre, closeness to the coastline, and a variety of great bars and restaurants.

Upon entering this residence, you are welcomed by an inviting vestibule that leads to a central hallway, providing access to all principal rooms, as well as a conveniently located cupboard. First, you step into the spacious living room, offering ample space for any desired furnishings, showcasing a fireplace with a surround and an elegant ceiling rose. From here, you can access the kitchen, which provides ample storage space through tasteful wall and base units. The kitchen also offers easy access to the rear garden, as well as the bathroom. This room features a bathtub, shower, hand basin, and a W.C.

Completing the home, you will discover two generously sized bedrooms, both of which can easily accommodate a double bed along with ample space for any desired furnishings. However, the second bedroom also offers versatile space, ready to be transformed to suit your personal preference.

Externally, you are greeted by a delightful back garden featuring ample space for outdoor furnishings. This creates an ideal setting for alfresco dining and serves as a perfect place for potted plants, creating the perfect environment to relax.



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

PROPERTY FLOORPLAN



Total area: approx. 66.5 sq. metres (715.5 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
 15'10" x 11'8"

Kitchen
 9'3" x 6'11"

Bedroom 1
 15'1" x 12'8"

Bedroom 2
 8'1" x 12'3"

Bathroom
 5'6" x 8'1"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
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