

# SIGNATURE

## NORTH EAST

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 Tilbury Grove, North Shields NE30 3HL

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**Offers Over £365,000**

Welcome to Tilbury Grove, North Shields, where Signature North East proudly presents this charming semi-detached bungalow, offering a delightful blend of modern living and convenience. Spanning two storeys, this property boasts three bedrooms, providing ample space for comfortable living. For families, the property is situated within close proximity to esteemed schools such as Monkseaton High School and Star of the Sea, enhancing its appeal. Located close to the A19 and offering easy access to road links to Newcastle, commuting is a breeze. Nearby, you'll find a plethora of local amenities, including supermarkets, restaurants, and more, ensuring all your daily needs are catered to.

Step inside to discover a spacious open-plan layout, seamlessly integrating the living room, kitchen, and dining area, perfect for family gatherings or entertaining guests. The kitchen, fitted in 2019, is modern and functional, complemented by a conservatory at the rear of the property, extending the living space further.

With three bathrooms, including an en-suite in the master bedroom, convenience is prioritized. The house is bathed in natural light, courtesy of large windows throughout, creating an airy and inviting ambiance. With ample storage throughout and generously sized bedrooms, this home combines practicality with comfort, ensuring a relaxed lifestyle for its lucky inhabitants.

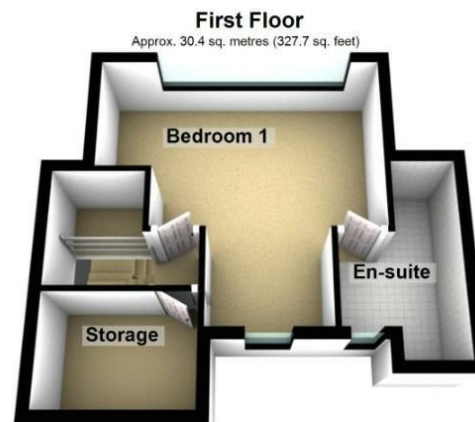
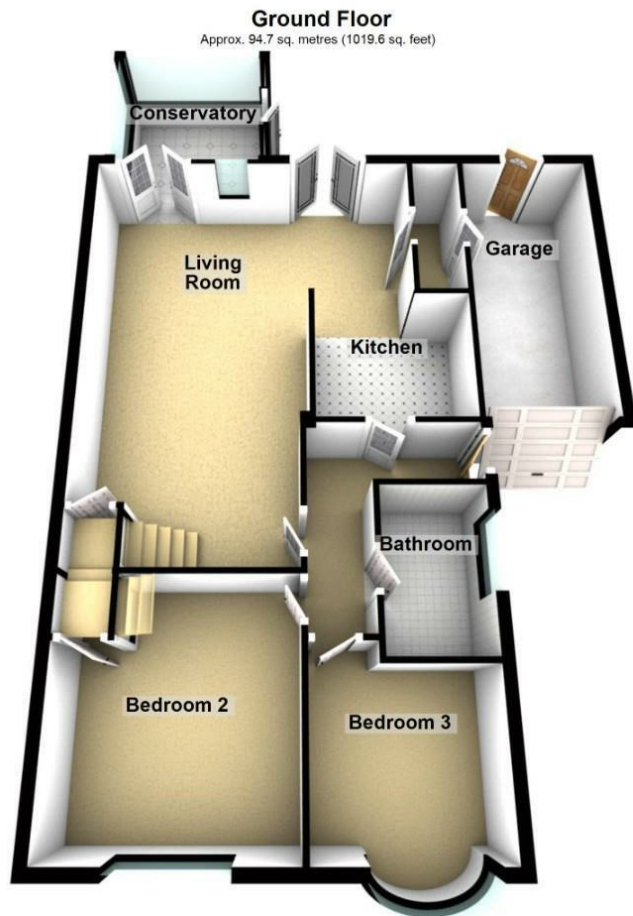
Outside, a private rear garden awaits, complete with a lush lawn and patio, providing the perfect setting for outdoor activities or simply basking in the sun. A garage and paved driveway offer convenient parking and storage solutions.

Don't miss the opportunity to make this beautiful property your new home. Contact Signature North East today to arrange a viewing and start envisioning your life in Tilbury Grove.



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

# PROPERTY FLOORPLAN



Total area: approx. 125.2 sq. metres (1347.2 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  
21'3" x 18'6"

Kitchen  
8'8" x 7'6"

Conservatory  
8'7" x 7'11"

Bedroom One  
15'7" x 15'2"


En Suite  
10'8" x 6'4"

Bedroom Two  
12'11" x 12'0"

Bedroom Three  
9'8" x 9'2"

Bathroom  
8'7" x 5'5"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</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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