


# SIGNATURE

## NORTH EAST

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





 Station Road, North Shields NE30 4PQ



# Station Road, North Shields NE30 4PQ

**£189,995**

Nestled in the heart of Cullercoats, Signature North East proudly presents this delightful 2-bedroom ground floor flat, exquisitely presented throughout. Situated in close proximity to the enchanting coast, a variety of excellent restaurants, reputable schools, Cullercoats coffee haven, and a myriad of transportation links, including easy access to Newcastle city centre via Cullercoats metro station.

As you step into the hallway, your journey begins in the expansive living room, boasting ample space for your preferred furnishings and featuring a charming fireplace with a surround. Progressing further, the beautifully designed kitchen awaits, equipped with attractive wall and base units, complemented by integrated appliances such as a fridge freezer, washing machine, oven, and hob.

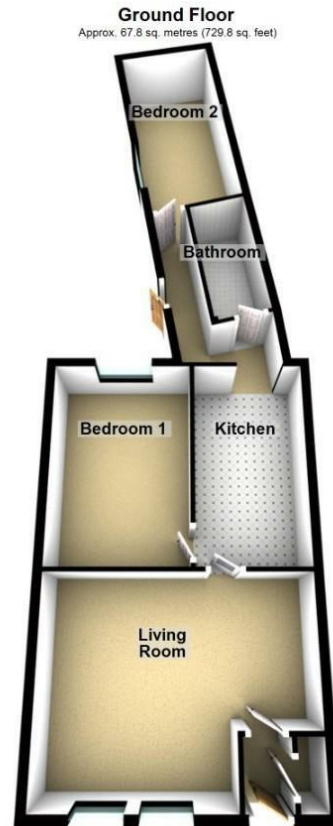
Continuing the exploration of this charming home, you'll discover two generously sized bedrooms, both capable of accommodating double beds and additional furnishings. The modern bathroom adds a touch of luxury with underfloor heating, a bathtub, shower, vanity with hand basin, and W.C., providing a comfortable and stylish space for relaxation and rejuvenation.

Externally, to the rear of the home, a generously paved back garden invites you to create your own space for furniture and vibrant plants. This area serves as the perfect backdrop for al fresco dining, entertaining guests, or simply enjoying the tranquility of your private retreat. Embrace the essence of coastal living and make this Cullercoats gem your new home with Signature North East.



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

# PROPERTY FLOORPLAN



**Ground Floor**  
Approx. 67.8 sq. metres (729.8 sq. feet)

Total area: approx. 67.8 sq. metres (729.8 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  
17'8" x 13'10"

Kitchen  
14'3" x 7'8"

Bedroom One  
13'11" x 9'8"

Bedroom Two  
15'6" x 7'4"

Bathroom  
10'2" x 4'5"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC











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