


SIGNATURE

NORTH EAST

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





 Kestrel Way, North Shields NE29 6XH

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Offers Over £350,000

Welcome to Kestrel Way, North Shields, where modern living meets convenience and comfort. Signature North East proudly presents this stunning detached house to the property market, offering a perfect blend of style and functionality. Conveniently located close to the A19 and road links to Newcastle, as well as the North Shields ferry, commuting is effortless. Enjoy the abundance of local amenities, including the Royal Quays, Fish Quay, and Marina, all within easy reach.

As you step into this contemporary abode, you'll be greeted by a well-appointed porchway leading into a spacious hallway, setting the tone for what lies beyond. Entertaining guests is a breeze in the well-sized living room, adorned with a large bay window that fills the space with natural light. The sleek modern kitchen, complete with quartz worktops and new flooring throughout, is a chef's delight, providing the perfect backdrop for entertaining. With a converted garage offering additional utility space and a shower room, as well as new internal doors and plenty of storage, this property ticks all the boxes for modern family living. The property also boasts a handy downstairs WC.

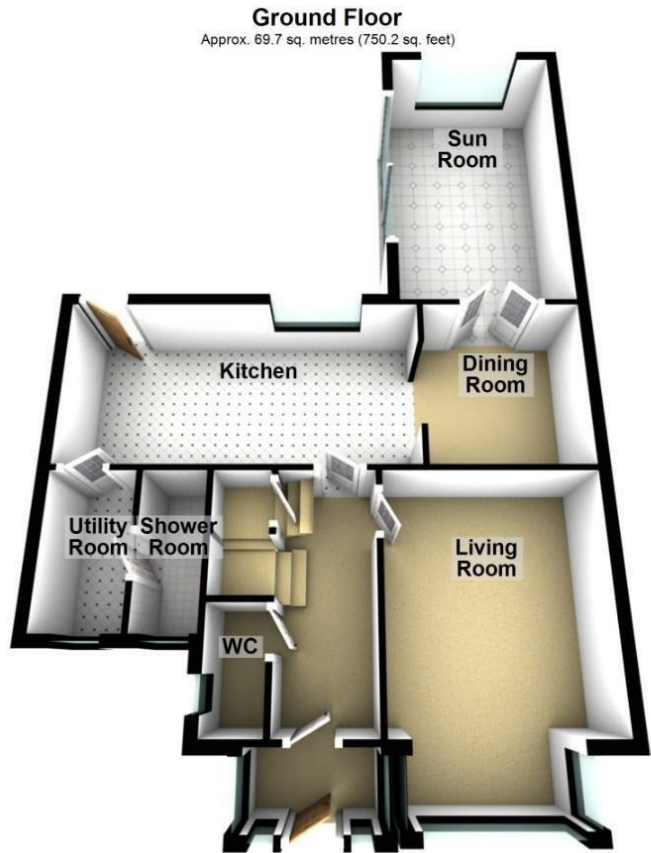
This property boasts three generously sized bedrooms and a large modern family bathroom, including a master bedroom spacious enough to accommodate a super king bed. The further two bedrooms are spacious, one of which is fitted with a bay window and fitted wardrobes. This property offers ample space for a growing family or those who enjoy hosting guests.

Outside, the paved front garden and north-west facing back garden, which doubles as a sun trap, invite outdoor enjoyment and relaxation. The landscaped back garden, with its shed and new fencing, offers privacy and tranquility, making it an ideal retreat. Plus, with dual access gates on both sides of the property and a gate at the front of the driveway, accessibility is a breeze. And for eco-conscious homeowners, an electric charging point is provided.



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

PROPERTY FLOORPLAN



Ground Floor
Approx. 69.7 sq. metres (750.2 sq. feet)



First Floor
Approx. 38.8 sq. metres (417.8 sq. feet)

Total area: approx. 108.5 sq. metres (1168.0 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
15'6" x 10'8"

Kitchen
18'5" x 8'11"

Dining Room
8'11" x 8'3"

Sun Room
16'10" x 9'6"

Utility Room
7'9" x 4'3"

Shower Room
7'9" x 3'2"

WC
5'10" x 2'10"

Bedroom One
12'1" x 10'6"

Bedroom Two
10'6" x 11'1"

Bedroom Three
8'11" x 8'2"

Bathroom
8'2" x 5'9"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







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