

# SIGNATURE

## NORTH EAST

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📍 Watch House Close, North Shields NE29 6YL

# Watch House Close, North Shields NE29 6YL

**£229,000**

Signature North East are delighted to welcome to the market this stunning property situated in a tranquil cul-de-sac within North Shields, boasting captivating views of the Royal Quays Marina. This semi-detached home comprises three bedrooms and is ideally positioned to enjoy the convenience of local amenities including restaurants and shops, while also providing easy access to transportation links connecting to the beautiful coast and Newcastle city centre.

Upon entering, you are greeted by a central hallway guiding you through the home's main areas. The spacious living room offers ample room for desired furnishings, seamlessly flowing into a dining area capable of accommodating a family dining table. The kitchen, adorned with both wall and base units and sleek countertops, provides an abundance of space for culinary endeavours. Completing the ground floor is a delightful sunny conservatory, offering a serene spot to relax and enjoy views of the rear garden.

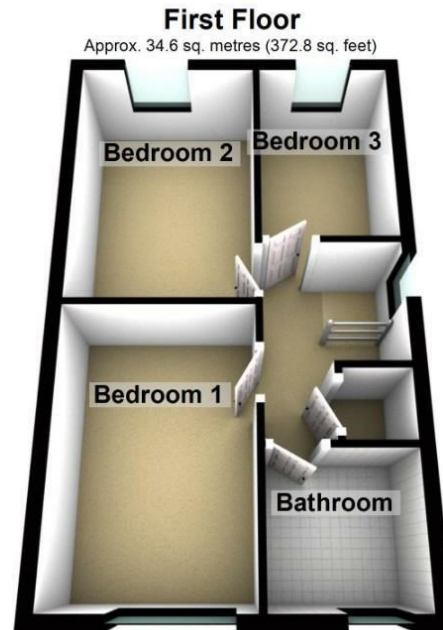
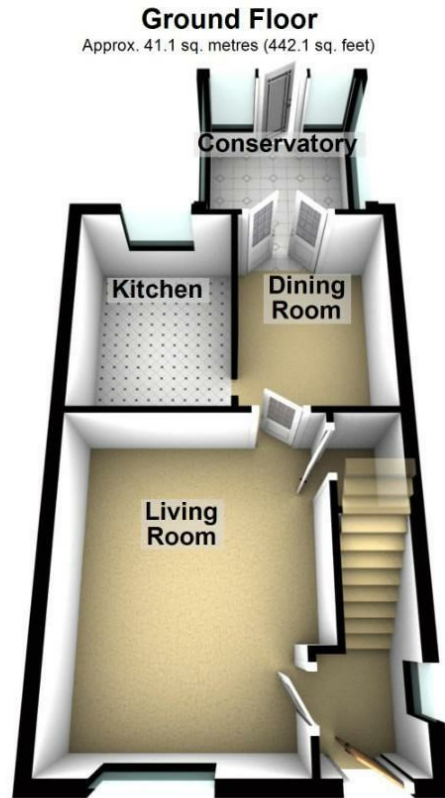
Ascending to the first floor, you will find three generously sized bedrooms, two of which comfortably accommodate double beds alongside additional furnishings. The third single bedroom offers versatile space suitable for various needs such as a bedroom, office space or dressing room. A recently renovated bathroom featuring a bathtub, shower, hand basin, and W.C. completes this floor, ensuring modern comfort for residents.

Externally, this property boasts a south west facing, sizable garden therefore enjoys maximum sun throughout most of the day, with lush a lawn and ample patio area, this setting is perfect for outdoor entertaining or relaxation. In addition there is a bespoke shed which provides a convenient storage space. The property further benefits from off-street parking with a driveway capable of accommodating two vehicles.



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

# PROPERTY FLOORPLAN



Total area: approx. 75.7 sq. metres (814.9 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  
14'6" x 11'7"

Dining Room  
10'1" x 7'2"

Kitchen  
10'1" x 7'4"

Conservatory  
8'5" x 7'10"

Bedroom One  
12'5" x 8'4"

Bedroom Two  
12'2" x 8'4"

Bedroom Three  
9'2" x 6'4"

Bathroom  
6'3" x 6'2"

## 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		

England & Wales

EU Directive  
2002/91/EC







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