


SIGNATURE

NORTH EAST

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 Kirklington Road, North Shields NE30 3AX

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Offers Over £289,950

Welcome to the market this delightful 3-bedroom, 2-bathroom semi-detached house in North Shields, boasting tranquil rear views of a lush green field. Perfectly suited for young families seeking their next abode, this property offers both comfort and convenience. This is an ideal family living with its charming suburban appeal and excellent city connections. Situated in close proximity to three schools, this home promises educational convenience for growing families. Closely located to Cullercoats and with easy access to nearby attractions such as the Long Sands Beach, Tynemouth aquarium and Tynemouth Park

Step inside to discover a central hallway leading to the ground floor's principal rooms. The sitting room greets you with ample space for your preferred furnishings, illuminated by natural light streaming through the bay window. Adjacent is the dining room, strategically positioned near the recently renovated kitchen, ensuring seamless mealtime experiences. The kitchen itself is a haven of space, equipped with wall and base units, and grants access to the expansive green and private back garden through French doors. Additionally, the ground floor features a shower room and utility room for added convenience.

Ascending to the first floor, you'll find three generously sized bedrooms, each accommodating various furnishings and boasting built-in closets for storage convenience. Completing this floor is the family bathroom, recently refurbished to a modern style, featuring a bathtub with shower, a base unit with hand basin, and WC.

Externally, the property presents a spacious garden with an ample patio area, perfect for outdoor entertaining or relaxing amidst nature's beauty. Furthermore, benefit from the convenience of two off-street parking spaces via the front driveway. This property eagerly awaits its new occupants. Contact Signature North East today.



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

PROPERTY FLOORPLAN

Measurements:

Living Room
14'0" x 12'5"

Kitchen
18'7" x 9'10"

Dining Area
10'5" x 10'1"

Utility Room
8'4" x 4'0"

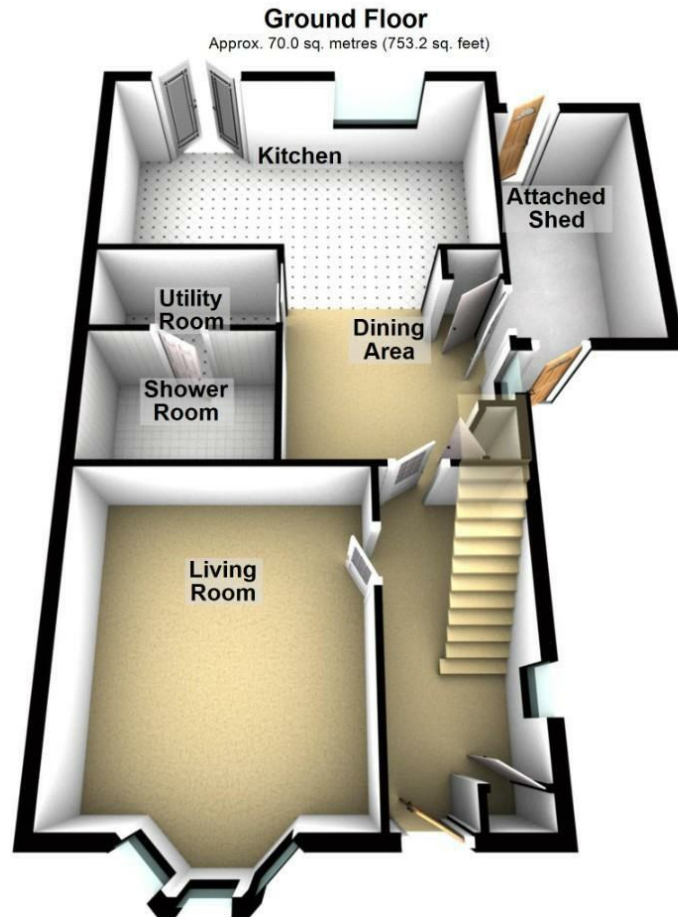
Shower Room
8'4" x 6'2"

Bedroom One
13'2" x 10'9"

Bedroom Two
10'9" x 10'8"

Bedroom Three
9'2" x 7'9"


Bathroom
7'10" x 7'8"



Total area: approx. 112.5 sq. metres (1211.2 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(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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