

# SIGNATURE


## NORTH EAST

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 Percy Gardens, North Shields NE30 4HQ



# Percy Gardens, North Shields NE30 4HQ

**Asking Price**  
**£595,000**

Welcome to Percy Gardens, North Shields! This charming maisonette offers a delightful living space with 3 bedrooms and 2 bathrooms.

Located in a sought-after area, this property boasts a prime location with easy access to local amenities, schools, and transport links. The vibrant gated community of Percy Gardens provides a welcoming atmosphere. Beyond its enviable location, the property itself exudes charm and sophistication and spectacular views of the sea.

As you step into the living room light streams in through two large windows, a focal point of the room is the feature fireplace, with ample room for your desired furniture arrangement, this living room is the perfect spot to unwind after a long day.

Moving seamlessly from the living room, you'll find yourself in the dining room, an elegant space ideal for hosting formal dinners and special occasions. Continue your journey into the kitchen, where functionality meets style in a bright and spacious setting with wall and base units, offering ample storage space, completed with integrated fridge freezer, washer and dryer and dishwasher, a 5 ring hob and a cooker hood. You'll find an inviting designated informal dining area nestled within the kitchen area. Adding to the kitchen functionality is the original range which is still in working order, complete with fireplace, blending modern convenience with a nod to the kitchen's historical roots, serving as the focal point of the room and infusing it with warmth and character .

Completing this floor is the bathroom, a modern oasis designed for both luxury and practicality with a sleek freestanding bathtub flanked by a hand basin vanity and WC

Upstairs you'll discover three well-appointed bedrooms, each boasting ample natural light and airy, inviting spaces that exude a sense of tranquillity and relaxation. Adjacent to the bedrooms lies the shower room with a walk-in shower WC and hand basin vanity.

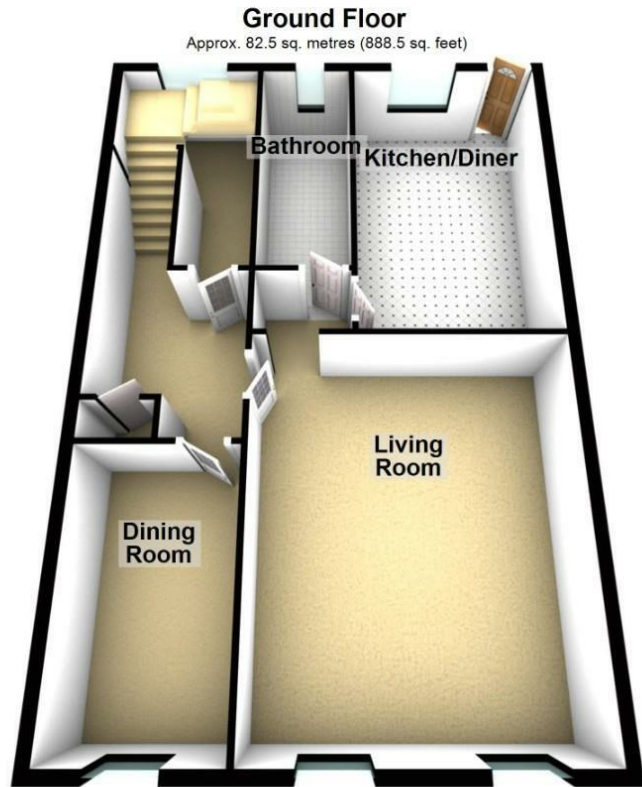
Outside, there's a secure and convenient parking for residents just steps away from the comfort of home.

This property offers the perfect blend of convenience and functionality, ensuring that every aspect of your lifestyle is catered to with ease and efficiency. Whether you're enjoying the comfort of home or hosting friends and family, this property provides a welcoming retreat where every moment is infused with warmth and hospitality. Give Signature North East a call today and book your viewing.



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

# PROPERTY FLOORPLAN



Total area: approx. 139.3 sq. metres (1499.1 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  
19'6" x 15'10"

Dining Room  
13'8" x 7'11"

Kitchen / Diner  
16'10" x 10'6"

Bathroom  
13'2" x 5'0"


Bedroom One  
14'8" x 12'7"

Bedroom Two  
14'8" x 14'0"

Bedroom Three  
12'7" x 7'11"

Shower Room  
6'2" x 4'1"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	69	
(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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 









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