

SIGNATURE

NORTH EAST

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📍 Edington Road, North Shields NE30 3QX

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Offers Over £250,000

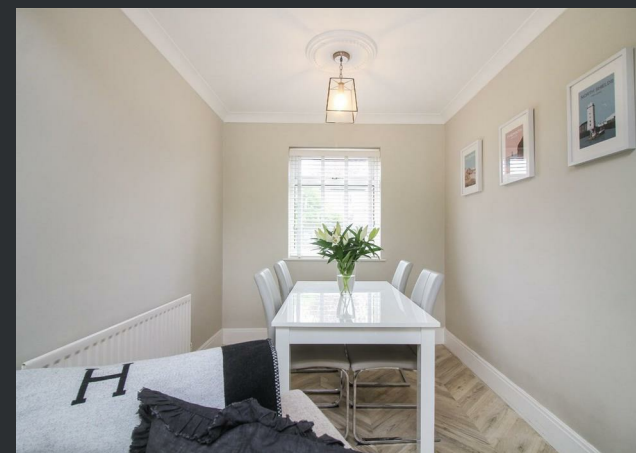
Welcome to this charming semi-detached house located on Edington Road in the sought-after Marden Estate of North Shields. Marden Estate is known for its excellent schools, beautiful parks, and convenient amenities, making it an ideal place to call home. With easy access to transport links, you can explore the stunning North Shields coastline or venture into the vibrant city of Newcastle in no time. Situated in a tranquil neighbourhood, this house offers a peaceful retreat from the hustle and bustle of everyday life.

Entering the inviting living/dining room, you're immediately enveloped in a sense of relaxation. The living room boasts a fantastic feature wall adorned with a rustic red brick fireplace, adding warmth and charm to the space. Adjacent to it, the dining room provides a seamless transition, making entertaining a breeze. Step into the kitchen, recently renovated, it's equipped with both wall and floor units to accommodate all your kitchen essentials complemented with cooker and hob. The atmosphere is bright and airy, fostering creativity and culinary adventures. And for added convenience, the ample utility room offers extra storage.

Ascending the stairs, you'll discover two spacious bedrooms awaiting you, both can easily accommodate a double bed and one offers a spacious fitted wardrobe. At the end of the hallway, you'll find the family bathroom, offering both functionality and style. With modern amenities and thoughtful design, the bathroom is completed with a bathtub and shower, vanity hand basin and WC.

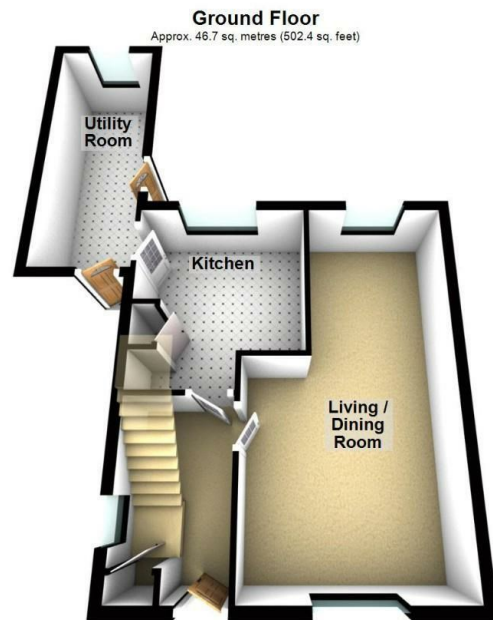
Stepping outside, you're greeted by an easy-to-maintain West-facing sunny backyard, perfect for outdoor entertaining and relaxation, this space provides the ideal backdrop for your outdoor activities. Conveniently, there's a double driveway offering two off-road parking spots, ensuring you always have a designated space for your vehicles.

Call Signature North East today and don't miss out on the opportunity to make this lovely house your own.

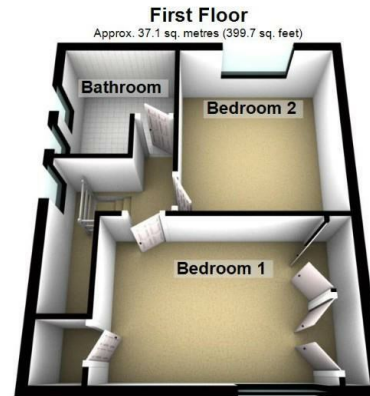


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Ground Floor
Approx. 46.7 sq. metres (502.4 sq. feet)



First Floor
Approx. 37.1 sq. metres (399.7 sq. feet)

Total area: approx. 83.8 sq. metres (902.1 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 / Dining Room
21'9" x 11'11"

Kitchen
11'3" x 10'0"

Utility Room
16'4" x 6'2"

Bedroom One
15'1" x 9'7"

Bedroom Two
11'9" x 10'5"

Bathroom
7'11" x 7'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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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