

SIGNATURE

NORTH EAST

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 Burwood Road, North Shields NE29 8BX

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Offers Over £310,000

Signature North East is pleased to welcome to the market this stunning 4-bedroom terraced house located on the outskirts of North Shields. Situated in a well-established neighbourhood, this property boasts proximity to the beautiful coast and offers excellent transport links, with bus services directly across the road providing easy access to Newcastle city centre or the coast. This home is perfect for families, with numerous schools nearby, including the highly regarded St. Thomas More Academy just around the corner.

Upon entering, you are greeted by a central hallway that leads to a spacious living/dining room. This bright area, featuring a large window, provides ample space for your desired furnishings. Adjacent to the living room is a charming conservatory, which offers access to the rear garden through elegant double patio doors. The kitchen is designed for both functionality and style, with a dining area at an elegant bar, attractive wall and base units, and sleek countertops. Integrated appliances include a wine cooler, dishwasher, and double range oven. The kitchen is complemented by a convenient utility room with access to the garage.

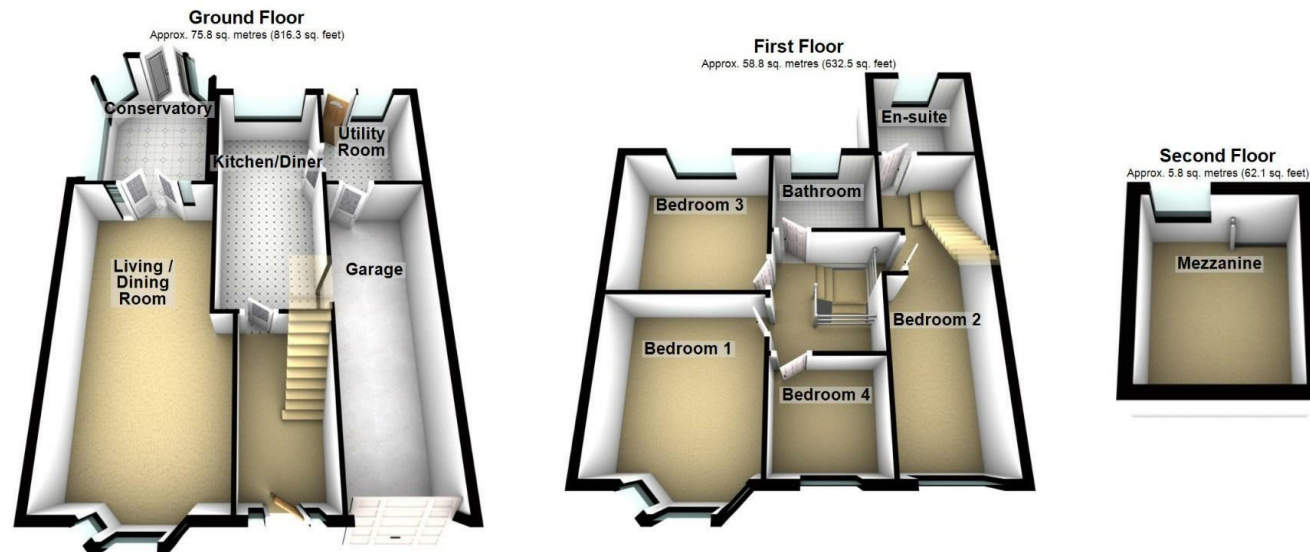
The first floor of this home reveals four generously sized bedrooms. Bedroom 2 benefits from an ensuite and a unique mezzanine, adding a quirky element to the room. Bedroom 4 offers versatile options, making it ideal as a dressing room or home office. The family bathroom on this floor is well-appointed, featuring a bathtub, shower, hand basin, and W.C.

Externally, this property offers a large garden laid to lawn, with an ample patio area perfect for outdoor furniture. Additionally, there is a single garage and a double driveway, providing ample parking space. This home truly combines comfort, style, and convenience, making it an ideal choice for any family.



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

PROPERTY FLOORPLAN



Total area: approx. 140.4 sq. metres (1510.9 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/Dining Room
22'5" x 11'11"

Kitchen/Diner
18'1" x 7'9"

Utility Room
8'0" x 7'2"

Conservatory
9'8" x 8'11"

Garage
7'2" x 22'0"

Bedroom 1
11'5" x 10'8"

Bedroom 2
7'2" x 22'0"


En-suite
6'11" x 7'2"

Bedroom 3
10'8" x 10'2"

Bathroom
7'5" x 6'0"

Mezzanine
8'7" x 7'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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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