


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 St. Leonards Court, North Shields NE30 2BR

St. Leonards Court, North Shields NE30 2BR

£750,000

Signature North East is delighted to welcome to the market this stunning 5-bedroom, end-terraced house located in the heart of Tynemouth. This property, boasting the largest plot on the estate, offers a unique blend of spacious living and tranquillity. Situated in a well-established neighbourhood, this home is perfect for families, with King Edward Primary School just down the road. Its proximity to the beautiful coast and Tynemouth town centre, with its local amenities and convenient metro access to Newcastle city centre, makes it an ideal location for anyone looking to enjoy the best of coastal and urban living.

Upon entering, you are greeted by a central hallway leading to a convenient W.C. The first step takes you into the large, bright living/dining room, featuring ample space for desired furnishings and a large window that floods the room with natural light. The open-plan kitchen/dining room and sunroom create a homely and inviting atmosphere, with elegant patio doors opening to the rear garden. This space benefits from plenty of natural light and seamlessly blends indoor and outdoor living. The kitchen is equipped with attractive wall and base units, sleek countertops, and integrated appliances including a dishwasher and range cooker. The dining area can accommodate a dining table, and the kitchen countertops offer a sit-at-bar option with stools.

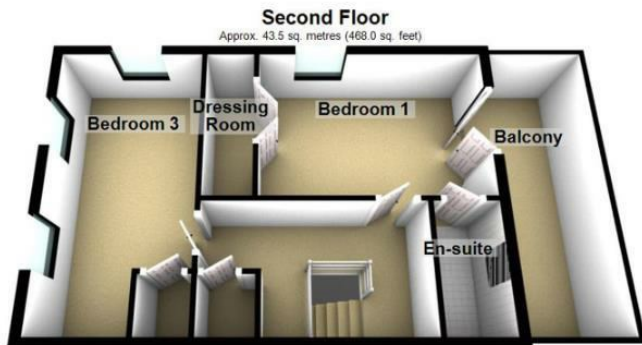
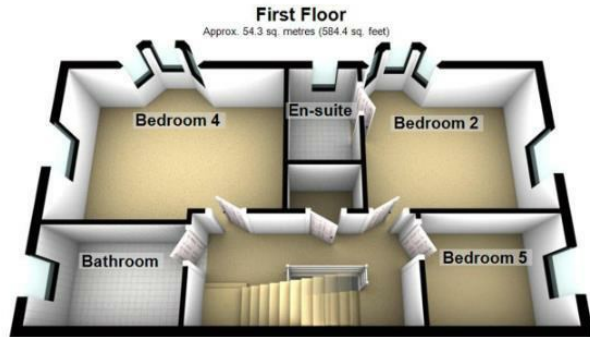
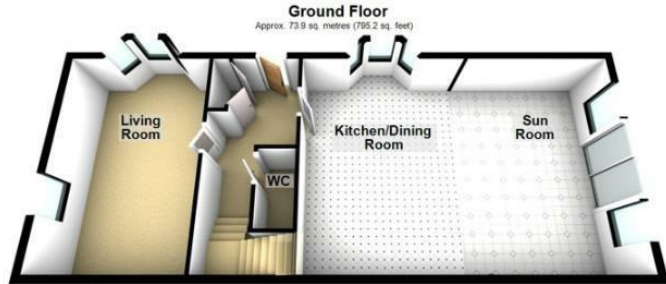
Continuing your journey to the first floor, you will find three generously sized bedrooms. Bedrooms 4 and 2 can accommodate double beds and additional furnishings, featuring bay windows, with Bedroom 2 also offering a convenient ensuite. Bedroom 5 provides versatile options as a dressing room or home office. This floor is completed by a bathroom featuring a bathtub, shower, hand basin, and W.C. Ascending to the second floor, you will discover Bedroom 1, which boasts a dressing room, large balcony, and ensuite. Bedroom 3 is also located on this floor and can accommodate a double bed and additional furnishings.

Externally, this home offers a large garden laid with lawn and ample patio area, perfect for outdoor furniture. The garden provides views over the golf course, rugby field, and the surrounding green spaces. Additionally, the property includes a double garage with gated parking and extra parking outside the gate. Above the garage is a self-contained annex featuring an open-plan living area, kitchen, bedroom, and ensuite. This annex, with its own council tax band (Band A), holds brilliant potential as an Airbnb location, offering an excellent investment opportunity.



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

PROPERTY FLOORPLAN



Total area: approx. 171.6 sq. metres (1847.6 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.



Total area: approx. 58.0 sq. metres (624.4 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
17'7" x 11'6"

Kitchen/Dining Room
17'7" x 13'6"

Sun Room
17'7" x 11'6"

WC
2'11" x 6'2"

Bedroom 2
10'4" x 12'2"

En-suite
6'10" x 4'9"

Bedroom 4
10'4" x 11'0"

Bedroom 5
6'11" x 8'11"

Bathroom
9'2" x 6'2"

Bedroom 1
14'0" x 9'6"

En-suite
3'10" x 7'8"

Bedroom 3
17'7" x 13'10"

Living/Kitchen/Bedroom (Annex)
10'9" x 17'8"

En-suite
6'6" x 8'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	80
(69-80) C		
(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







More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News