


SIGNATURE

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 Alwinton Avenue, North Shields NE29 8JY

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Asking Price
£189,950

Signature North East is delighted to welcome to the market this charming 2-bedroom semi-detached property, located in the heart of North Shields. Boasting a fantastic location, this home is perfect for families, with several schools nearby, including St. Thomas More Roman Catholic Academy and Whitehouse Primary School. Just a 5-minute drive from North Shields Town Centre, residents can enjoy local amenities, independent bars, restaurants, and cafes. Additionally, The Coast Road is a short drive away, providing excellent road links to Newcastle City Centre.

Upon entering, you are greeted by a central hallway that leads to a spacious living/dining room, ideal for a variety of furnishings. The room is bright and welcoming, thanks to a large window. Adjacent to this space is a lovely conservatory, which floods the property with natural light and offers access to the rear garden, making it perfect for summer entertaining and blending indoor and outdoor living. The conservatory also connects to the kitchen, which features attractive wall and base units complemented by sleek countertops. Appliances such as a washing machine, fridge, chest freezer, oven, and hob are included. Completing the downstairs level is a utility room with additional storage.

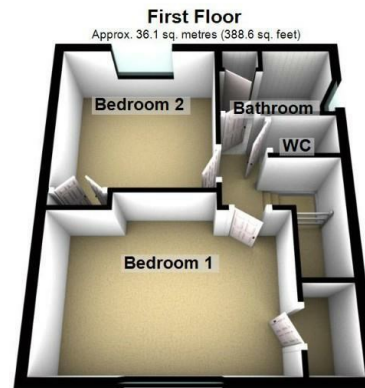
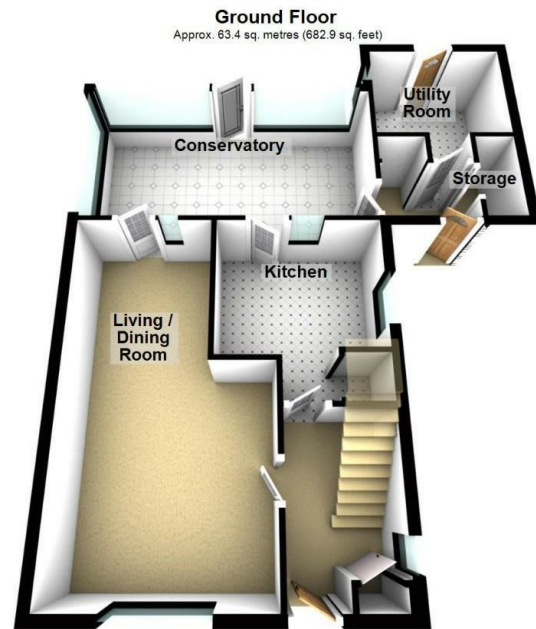
As you make your way to the first floor, you will find two generously sized bedrooms, each capable of accommodating a double bed and furnishings. Both bedrooms benefit from convenient storage cupboards. The floor is completed by a bathroom featuring a bathtub and shower combination, hand basin, and a separate W.C.

Externally, this home offers a medium-sized garden with a lawn and a patio area at the rear, perfect for outdoor furniture. The fencing was upgraded in 2021, ensuring privacy. Additionally, there is a double driveway at the front of the property, providing comfortable parking for two cars.



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

PROPERTY FLOORPLAN



Total area: approx. 99.5 sq. metres (1071.5 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
21'3" x 11'10"

Kitchen
11'0" x 9'10"

Conservatory
18'3" x 9'5"

Utility Room
8'9" x 8'9"


Bedroom One
14'10" x 10'8"

Bedroom Two
10'4" x 10'2"

Bathroom
7'6" x 4'8"

WC
4'7" x 3'0"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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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