

SIGNATURE

NORTH EAST

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 Rothley Gardens, North Shields NE30 3SG

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Offers Over £225,000

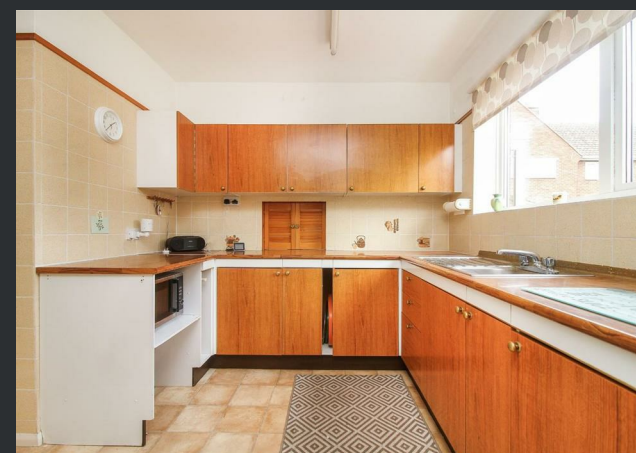
Signature North East welcomes you to the market this delightful semi-detached house in Rothley Gardens, North Shields. Situated in a serene neighbourhood, Rothley Gardens offers a variety of amenities, including Tynemouth and Northumberland Parks for outdoor activities. Local shops, cafés, and restaurants are nearby, along with North Shields Metro Station for easy transport. Families benefit from nearby schools, healthcare facilities, and cultural sites like Tynemouth Castle.

As you step inside this property, the ample hallway welcomes you in, offering access to the living/dining room and the kitchen. The living room, with its large window, allows natural light to flow in and features a charming fireplace. The dining room, connected to the living room, provides an ideal area for entertaining guests and family alike, suitable for both formal and informal gatherings. Access to the back garden via a set of French doors seamlessly blends the outdoors with the indoors. The kitchen offers a plethora of wall and base units for storage convenience and plenty of counter space for meal preparation. A serving hatch between the kitchen and dining room ensures seamless meal serving. Completing the ground floor is a utility room with an external door to the back garden for added convenience.

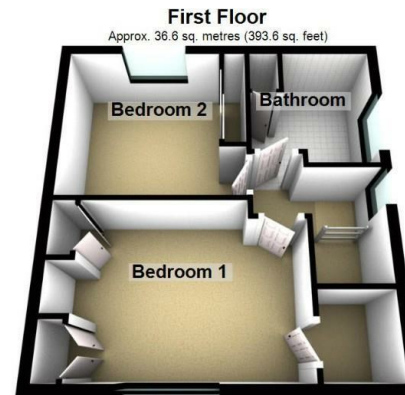
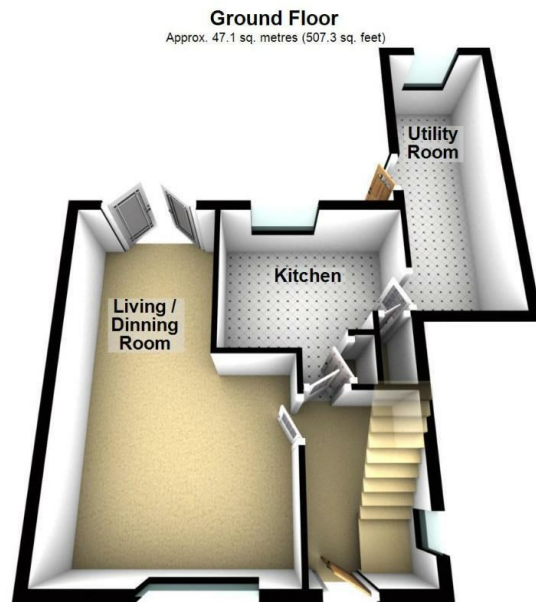
On the first floor, you will find two well-appointed double bedrooms. The first bedroom includes fitted wardrobes for ample storage. The family bathroom offers a three-piece suite, including a bathtub with a shower for added convenience.

Outside, the back garden features a patio area for outdoor living and a grassy area with a path. The single driveway provides off-road parking, and the property is gated, adding to the charm of this house.

Don't miss the opportunity to call this semi-detached house your own and make your mark on it. Call Signature North East today and book your viewing.



PROPERTY FLOORPLAN



Total area: approx. 83.7 sq. metres (900.9 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
20'3" x 12'9"

Kitchen
10'9" x 10'6"


Utility Room
18'4" x 6'2"

Bedroom One
14'7" x 10'0"

Bedroom Two
11'4" x 10'1"

Bathroom
7'9" x 7'7"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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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