

# SIGNATURE

## NORTH EAST

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📍 Sherborne Avenue, North Shields NE29 8NT



# Sherborne Avenue, North Shields NE29 8NT

**Offers Over £190,000**

Signature North East is delighted to welcome to the market this charming two-bedroom end-terraced home, ideally located on the outskirts of North Shields. Boasting a fantastic position, the property is within close proximity to the stunning North East coastline, with easy access to the Coast Road and A19, making travel to Newcastle city centre and along the coast effortless. Local amenities are readily available, including the nearby Silverlink retail park, and there are numerous schools for all ages situated within the area, making this an excellent choice for a range of buyers.

Upon entering the property, you are welcomed into a spacious and bright open-plan living area, combining the lounge and kitchen/diner. The large windows allow for plenty of natural light, enhancing the airy feel of the space, which comfortably accommodates a variety of furnishings. The stylish kitchen area features a breakfast bar with space for four stools and offers ample storage with a range of attractive wall and base units, beautifully complemented by sleek worktops. Integrated appliances include a dishwasher, oven, induction hob, microwave, washer dryer, and fridge freezer. From the kitchen, you can also access the downstairs W.C. and rear garden.

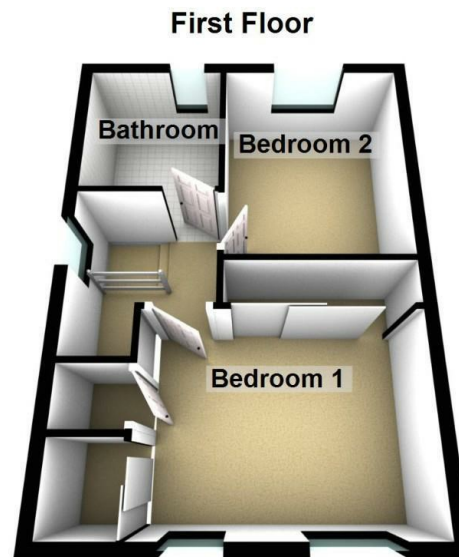
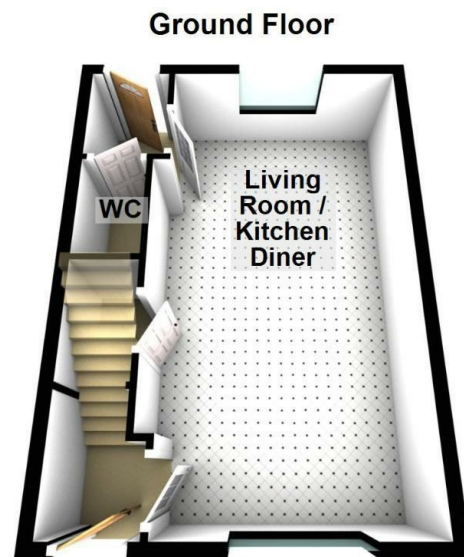
To the first floor, the property offers two generously sized double bedrooms, both of which provide ample space for bedroom furniture. The main bedroom further benefits from built-in sliding wardrobes, adding convenient storage without compromising space. Completing the upper level is the modern family bathroom, equipped with a bathtub, shower, hand basin, and W.C.

Externally, the property enjoys a well-maintained garden to the rear, laid to lawn with a patio area ideal for outdoor seating and entertaining. To the front, there is off-street parking, providing added convenience.



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

# PROPERTY FLOORPLAN



## Measurements:

Living Room / Kitchen Diner  
23'6" x 12'0"


W.C  
5'4" x 3'4"

Bedroom One  
13'0" x 9'8"

Bedroom Two  
11'0" x 9'3"

Bathroom  
7'3" x 7'0"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>93</b>	<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	









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