

SIGNATURE

NORTH EAST

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📍 Whitby Street, North Shields NE30 2HU

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£295,000

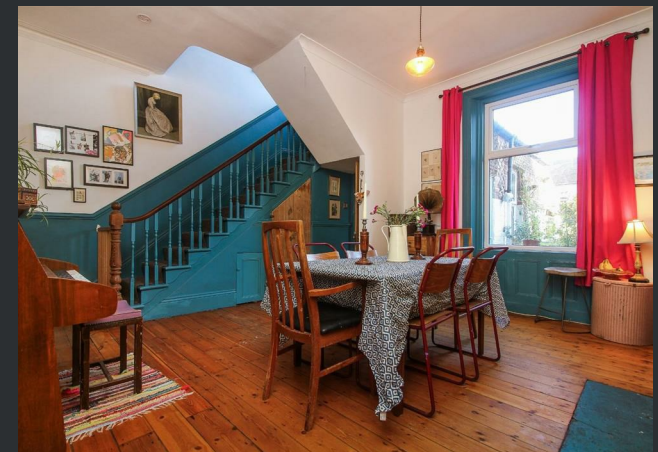
Signature North East proudly presents this charming terraced house on Whitby Street, North Shields, an ideal home for growing families or those seeking extra space. Nestled in a vibrant and well-connected area, the property benefits from nearby amenities, reputable schools, and parks, perfect for promoting a healthy lifestyle. Excellent transport links make commuting and travel effortless. Major roadways, including the A193, A1058, and A19, provide easy access to Newcastle city centre and surrounding towns. This well-connected location ensures smooth journeys for both work and leisure, making it ideal for modern living.

The property blends traditional charm with modern convenience. Upon entry, you are greeted by a familiar terrace layout featuring original stained wood and classic details. The living room, with a fireplace feature and large window, offers a bright, welcoming space for relaxation or entertaining. Adjacent to this is the dining room, overlooking the backyard, providing a seamless flow to the kitchen—perfect for hosting meals. The kitchen boasts ample counter space, an induction hob, oven, and dishwasher, with convenient outdoor access. The family bathroom completes the ground floor with a bathtub and shower for added practicality.

Upstairs, three well-proportioned bedrooms await. Bedrooms one and two are spacious doubles, offering flexibility for family living, hosting guests, or setting up a home office.

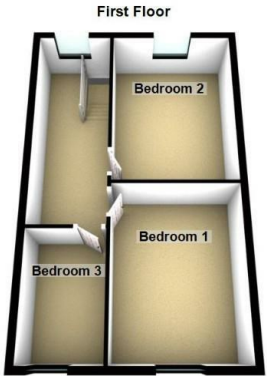
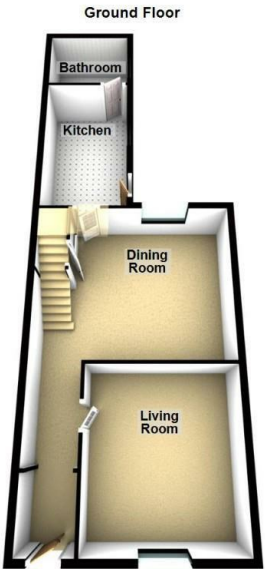
The backyard provides a private outdoor space, ideal for entertaining or relaxation. Ample street parking at the front and at the rear of the property ensuring convenience for both residents and visitors.

This property combines comfort, practicality, and location, making it an excellent choice for its next proud owner.



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

PROPERTY FLOORPLAN



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
14'5" x 12'11"

Dining Room
17'9" x 14'6"

Kitchen
14'4" x 8'3"

Bathroom
8'3" x 6'2"

Bedroom One
14'6" x 10'10"

Bedroom Two
14'5" x 10'10"

Bedroom Three
10'6" x 6'7"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(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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