

# SIGNATURE

## NORTH EAST

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Haswell Gardens, North Shields NE30 2DR



# Haswell Gardens, North Shields NE30 2DR

**Asking Price**  
**£189,950**

Signature North East welcomes you to this well-presented two-bedroom terraced home, ideally located in the heart of North Shields. Built in 2000, this inviting property is perfectly placed for convenient living, with excellent local amenities. Just a 15-minute stroll from the stunning Long Sands Beach, it's perfectly positioned for those seeking the best of coastal living while enjoying easy access to local amenities, well-regarded schools, and the North Shields Metro station.

This property benefits from no onward chain.

Upon entering, you are welcomed by a hallway that leads into a spacious sitting room, complete with a large, bright window that fills the space with natural light and provides ample room for furnishings. Flowing through to the rear of the property, the kitchen and dining area boasts a range of bright, attractive wall and base units, complemented by sleek countertops. This well-equipped space also features an integrated oven, hob, extractor fan, and a washing/drying machine. Elegant French doors open out to the rear garden, creating a seamless connection between indoor and outdoor living.

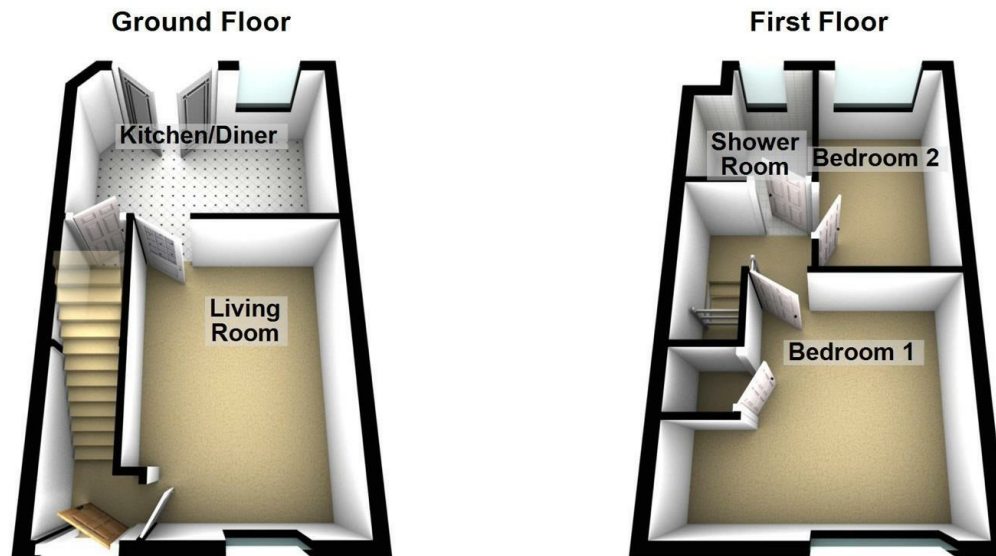
Upstairs, the first floor hosts two generously sized bedrooms, with the primary bedroom offering ample space for a double bed and additional furnishings. The stylish shower room features contemporary finishes, including a walk-in shower, wash basin and WC. There is also ample space should you wish to reintroduce a bath, allowing the flexibility to tailor the space to your lifestyle.

Externally, the home benefits from a charming rear garden, laid mainly to lawn with an additional decking area, ideal for outdoor seating or entertaining. Parking is available via a private driveway to the front, with further on-street parking also accessible.



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

# PROPERTY FLOORPLAN



Total area: approx. 54.2 sq. metres (583.5 sq. feet)

## Measurements:

Living Room  
13'8" x 9'8"

Kitchen/Diner  
8'6" x 12'11"

Bedroom One  
11'0" x 12'6"

Bedroom Two  
11'4" x 6'6"

Shower Room  
6'1" x 6'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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		
England & Wales EU Directive 2002/91/EC		







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