

SIGNATURE

NORTH EAST

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📍 Waterloo Place, North Shields NE29 0NA

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Asking Price
£325,000

Signature North East welcomes you to this charming three-bedroom terraced home, located in the heart of North Shields. This Victorian property, dating back to the 1890s, offers a unique blend of period character and contemporary flair, with bold interiors and a quirky modern twist. Perfectly positioned to enjoy all that North Shields has to offer, the home is just a short stroll from the vibrant Fish Quay and the beautiful King Edward's Bay. Excellent local amenities, including shops, eateries, and pubs, are all within easy reach, along with North Shields Metro Station.

You are welcomed into a hallway leading to a spacious dining room with high ceilings and a large window that fills the room with natural light. This versatile space offers ample room for furnishings and flows seamlessly into the adjoining living room. Here, a large box bay window adds further brightness, complemented by a striking fireplace that acts as a central feature. The kitchen, installed just two years ago, is both stylish and practical. It boasts a generous range of bright wall and base units, sleek quartz worktops, and integrated appliances including a range cooker, dishwasher, and washing machine.

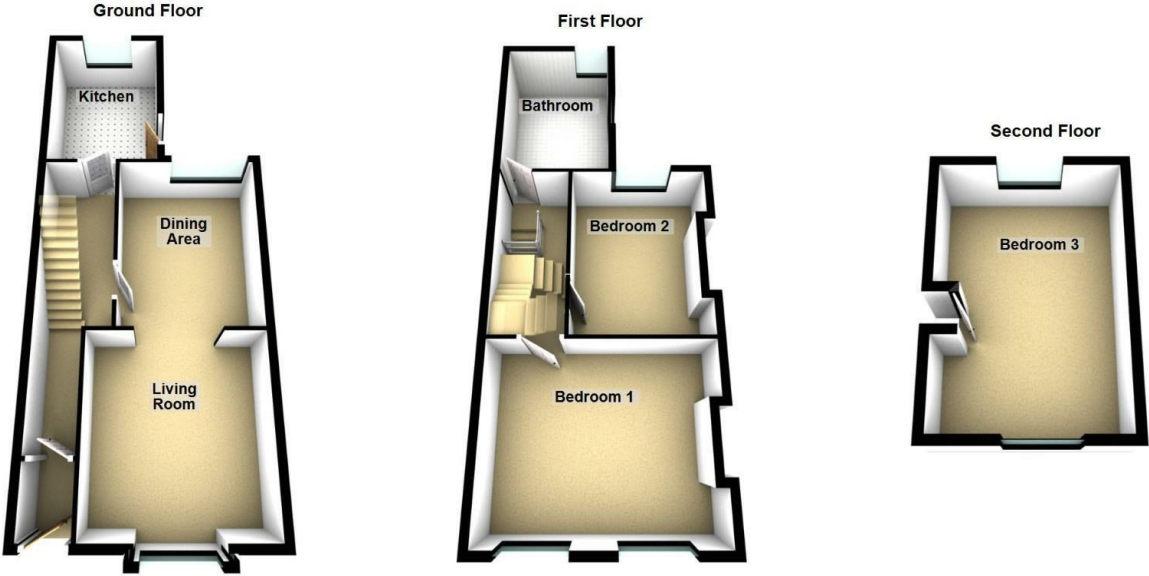
The first floor offers two generously sized double bedrooms, both full of character with charming alcoves and large windows that provide a sense of space and light. The first floor is completed by a well-appointed family bathroom, featuring a freestanding bathtub, walk-in shower, hand basin, and WC. In addition, the second floor boasts a spacious third bedroom, complete with Velux windows, this versatile space offers excellent natural light and could suit a variety of needs.

Externally, the south-facing rear yard is a true highlight - its white-painted walls create a fresh, peaceful feel, and there is plenty of space for outdoor seating, making it the perfect spot to relax or entertain. On-street permit parking is available to the front of the property.



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

PROPERTY FLOORPLAN



Total area: approx. 125.8 sq. metres (1354.4 sq. feet)

Measurements:

- Living Room
13'9" x 13'0"
- Dining Area
13'11" x 10'10"
- Kitchen
12'7" x 9'1"
- Bathroom
12'5" x 9'0"
- Bedroom One
16'11" x 13'9"
- Bedroom Two
13'11" x 10'11"
- Bedroom Three
13'11" x 11'8"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	66	
(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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