

SIGNATURE

NORTH EAST

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Mowbray Road, North Shields NE29 7NA

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£229,950

Signature North East welcomes you to this three-bedroom semi-detached home, located in the ever-popular area of North Shields. Positioned in a fantastic location, there are shops, bars, eateries, well-regarded schools, and green spaces all close by, with the beautiful Long Sands Beach just a short drive away. Transport links are excellent too, with the Coast Road conveniently around the corner. The property also has been updated with stylish black-trimmed new windows to the front and sides, adding a smart modern touch.

Upon entering, you're welcomed into the hallway leading through to the spacious living room, offering ample space for furnishings. This bright and airy room, complete with a large bay window, is ideal for relaxing or entertaining. Next, you'll find the generous kitchen, well-equipped with sleek wall and base units, complemented by stylish countertops and integrated appliances including an oven and hob. From here, step into the dining room which is perfect for entertaining and flows through to the bright and spacious conservatory. A convenient utility room completes the ground floor.

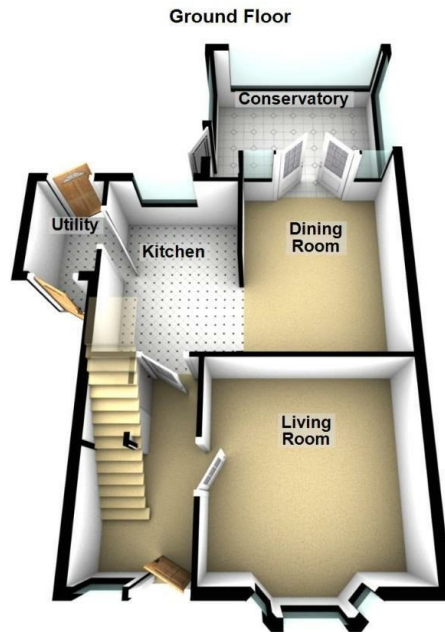
Up to the first floor, there are three spacious bedrooms, two of which are comfortable doubles, offering plenty of flexibility for family life or guests. The family bathroom is well-appointed, featuring a bathtub, walk-in shower, wash basin, and WC, providing both practicality and comfort.

Externally, the home offers a generous garden, complete with a patio area and plenty of space for outdoor furniture, perfect for enjoying the warmer months. There is also a handy shed equipped with workbenches. For added convenience, off-street parking is available via a double driveway.



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

PROPERTY FLOORPLAN



Total area: approx. 101.4 sq. metres (1092.0 sq. feet)

Measurements:

Living Room
11'8" x 12'4"

Dining Room
13'11" x 10'2"

Kitchen
11'9" x 8'6"

Conservatory
10'11" x 11'3"

Utility
6'6" x 4'5"

Bathroom
7'8" x 7'3"

Bedroom One
12'2" x 9'6"

Bedroom Two
11'9" x 10'1"

Office
7'7" x 7'5"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(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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