

SIGNATURE

NORTH EAST

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📍 Edith Street, North Shields NE30 2PN

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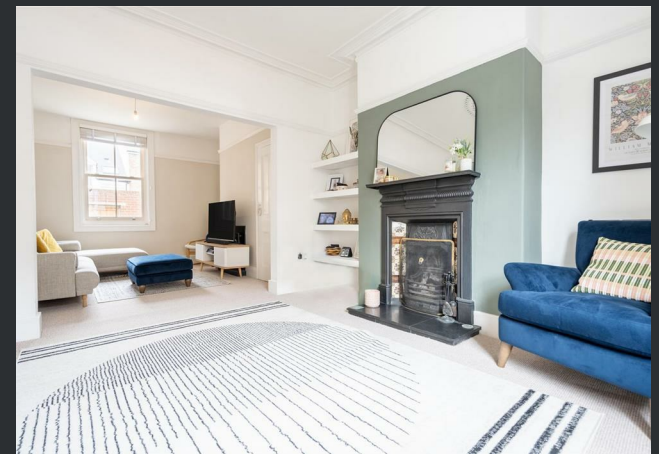
Asking Price
£350,000

Signature North East welcomes you to this charming three-bedroom terraced home, ideally situated in the heart of Tynemouth, North Shields. Perfectly placed to enjoy everything this highly sought-after location has to offer, the property is within easy reach of the vibrant bars, restaurants, and cafés along Front Street, as well as beautiful green spaces and the stunning Longsands Beach and King Edwards Bay. For commuters and those exploring the wider region, Tynemouth Metro Station provides excellent transport links.

Upon entering, you are greeted by a welcoming hallway which provides access to the spacious living room. This inviting space boasts large windows that flood the room with natural light, a traditional fireplace adding charm and character, and ample room for your preferred furnishings. Flowing seamlessly from here is a versatile sitting room, providing further space to relax and unwind. The home's modern kitchen, refurbished this year, presents stylish wall and base units paired with sleek countertops. Generously sized to accommodate a dining set, the kitchen also benefits from integrated appliances including a fridge freezer and dishwasher, with direct access to the rear garden.

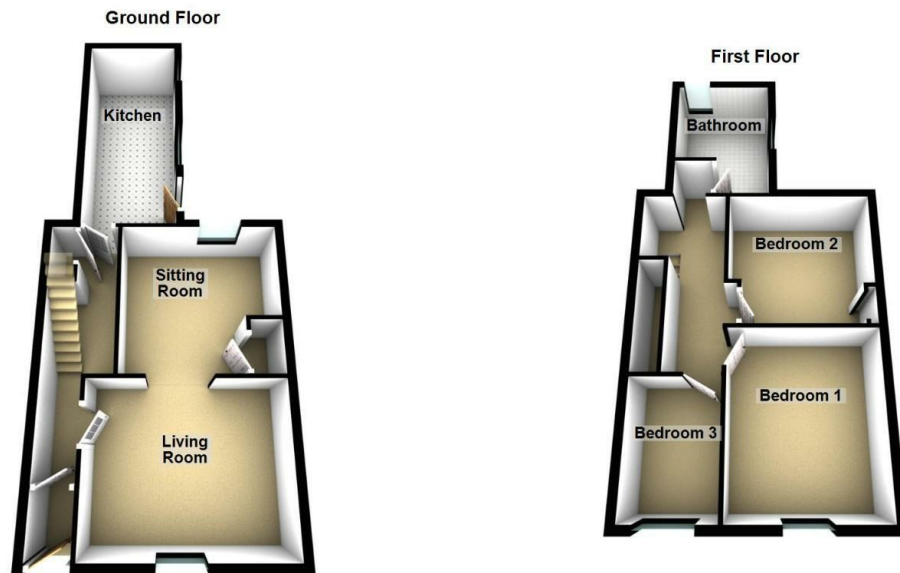
Ascending to the first floor, you will discover three well-proportioned bedrooms, two of which are comfortable doubles, offering excellent flexibility for families or those needing guest accommodation. The beautifully finished family bathroom, also updated this year, showcases both style and practicality, featuring a bathtub, walk-in shower, wash basin, and WC.

Externally, the property enjoys a private rear garden, an ideal space for relaxing or entertaining with outdoor furniture. On-street parking is readily available, adding to the convenience of this fantastic home.



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

PROPERTY FLOORPLAN



Total area: approx. 91.5 sq. metres (984.9 sq. feet)

Measurements:

Living Room
11'5" x 14'0"

Sitting Room
11'5" x 11'5"

Kitchen
17'9" x 7'5"

Bedroom One
12'7" x 10'9"

Bedroom Two
10'3" x 10'8"

Bedroom Three
9'1" x 6'3"

Bathroom
10'4" x 7'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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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