

SIGNATURE

NORTH EAST

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📍 Windmill Avenue, North Shields NE29 8BF

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Asking Price
£400,000

We are delighted to welcome to the market this impressive four-bedroom detached home, located in the sought-after area of North Shields. Set within a great location, the property benefits from a wide range of local amenities and excellent transport links, providing easy access to neighbouring towns, the coast, and Newcastle City Centre. North Shields Fish Quay, with its vibrant selection of cafés and restaurants, is only a short drive away, while the popular Tynemouth Village is also nearby, offering an elite range of eateries and the award-winning Long Sands Beach.

Upon entering the home, you are welcomed into a central hallway that provides access to a convenient downstairs w.c. To the left sits a spacious living room with large windows, filling the space with natural light and offering ample room for desired furnishings. To the right, an open-plan kitchen and dining area offers a great space for entertaining and can comfortably accommodate a dining table. The kitchen is fitted with stylish wall and base units, sleek worktops, and integrated appliances including a fridge freezer, dishwasher, and washing machine. French doors lead out to the rear garden, while a separate utility room offers additional convenience and external access.

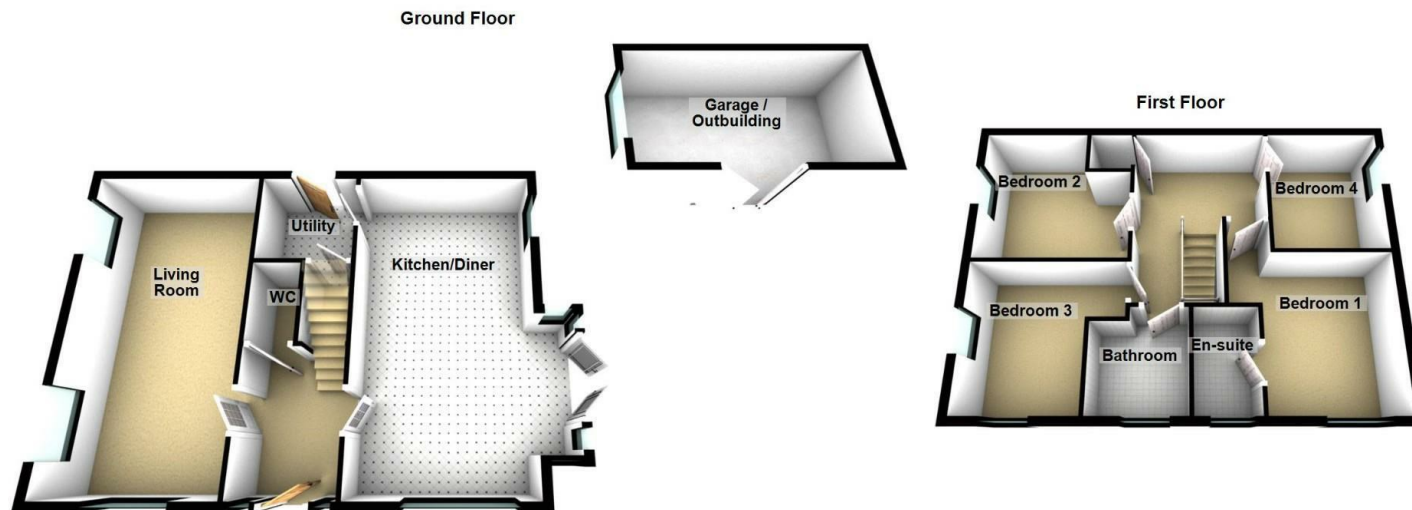
To the first floor are four well-proportioned bedrooms. Bedrooms one, two and three can all comfortably fit a double bed and additional furnishings, while bedroom four suits a single bed. The main bedroom benefits from an en-suite shower room, complete with shower, w.c., and hand basin. Completing this floor is a family bathroom fitted with a bathtub, hand basin and w.c.

Externally, this home enjoys a generous garden laid to lawn with a patio area ideal for outdoor furniture. A garage/ outbuilding, currently used as an office, featuring patio doors and skylight windows overlooks the garden. Additionally there is a driveway which provides off-street parking for up to three vehicles.



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

PROPERTY FLOORPLAN



Total area: approx. 141.1 sq. metres (1518.2 sq. feet)

Measurements:

Living Room
21'5" x 11'3"

Kitchen / Diner
21'5" x 11'10"

WC
3'2" x 5'4"

Utility
6'1" x 6'7"

Bedroom One
7'8" x 9'7"

En - Suite
4'9" x 6'6"

Bedroom Two
10'4" x 11'3"

Bedroom Three
10'8" x 6'6"

Bedroom Four
9'6" x 8'5"

Bathroom
6'10" x 7'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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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