

# SIGNATURE

## NORTH EAST

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📍 Molesdon Close, North Shields NE30 3PY



# Molesdon Close, North Shields NE30 3PY

**Asking Price**  
**£280,000**

Signature North East welcomes you to this charming three-bedroom semi-detached home, ideally positioned in North Shields. The property enjoys a convenient location with a range of amenities close at hand, as well as the beautiful Long Sands beach just a short distance away. Excellent transport links are also provided, with the nearby Coast Road offering a direct and convenient route into Newcastle City Centre.

Upon entering, you are greeted by a welcoming hallway that flows into the cosy living room, complete with large windows that fill the space with natural light, a feature fireplace, and ample room for your desired furnishings. The living room leads seamlessly into the spacious dining room, creating a wonderful setting for family meals and entertaining guests. The kitchen is fitted with a range of attractive wall and base units, complemented by sleek countertops, while a practical utility room and convenient WC complete the ground floor. These are accessed via a corridor that also provides entry into the rear garden.

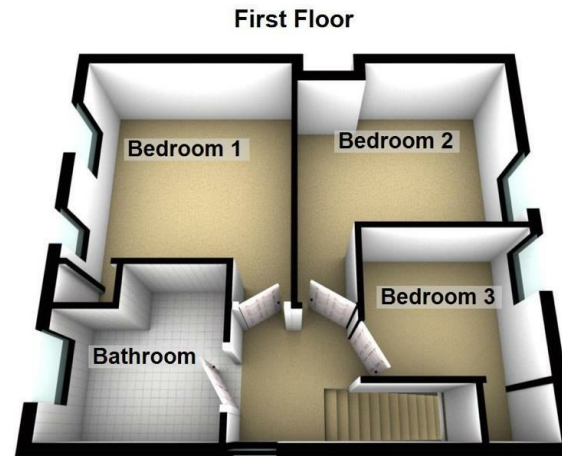
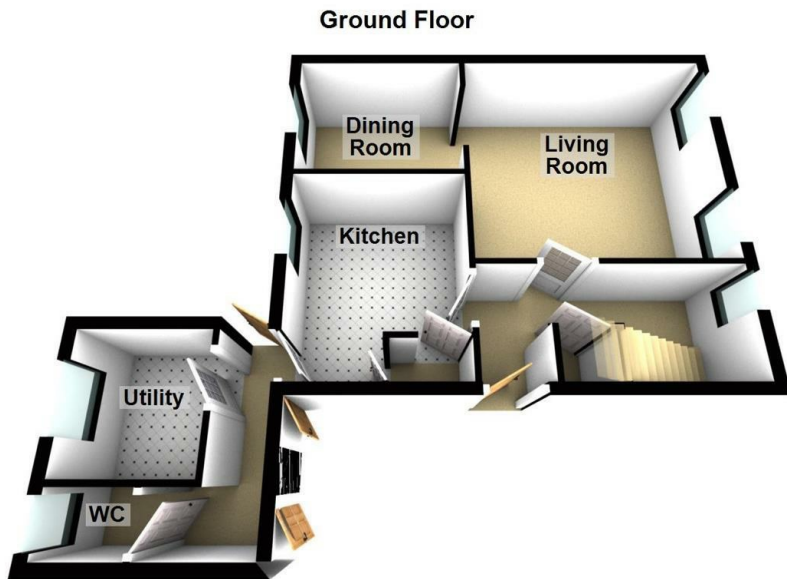
To the first floor, the property offers three bedrooms, two of which are spacious doubles with plenty of space to personalise to suit your needs. Completing this level is a well-appointed family bathroom, featuring a bathtub, a walk-in shower, a wash basin, and a WC, designed to accommodate the whole household with ease.

Externally, this wonderful home boasts a well-sized rear garden with a lawn area, ideal for outdoor seating and relaxation. To the front, a double driveway provides convenient off-street parking. With its desirable location, spacious rooms, and excellent outdoor space, this property is sure to appeal to a range of buyers.



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

# PROPERTY FLOORPLAN



Total area: approx. 96.7 sq. metres (1041.1 sq. feet)

## Measurements:

Living Room  
12'9" x 13'9"

Dining Room  
8'2" x 9'4"

Kitchen  
11'5" x 9'4"

Utility  
6'11" x 6'8"

WC  
3'0" x 4'9"


Bedroom One  
13'10" x 11'10"

Bedroom Two  
9'8" x 11'8"

Bedroom Three  
7'1" x 8'7"

Bathroom  
8'3" x 5'11"

## Energy Efficiency Rating

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









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