

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 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.

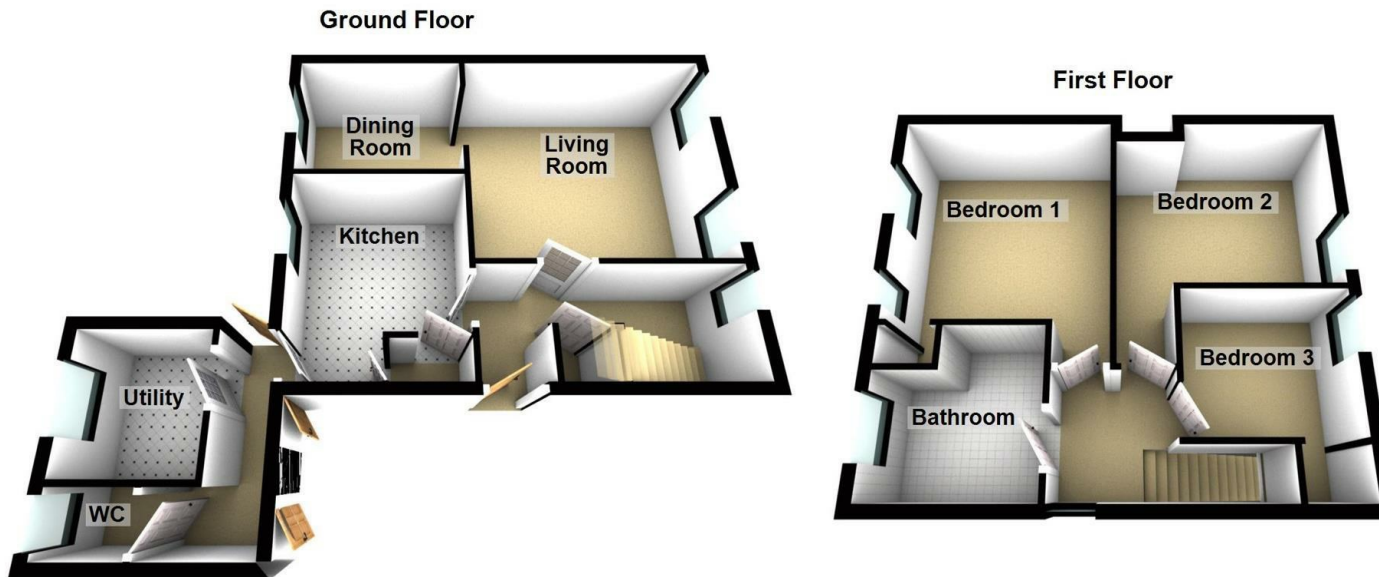
To the first floor, the property offers three bedrooms, two of which are spacious doubles with plenty of space to personalise to suit your needs. Completing this level is a well-appointed family bathroom, featuring a bathtub, a walk-in shower, a wash basin, and a WC, designed to accommodate the whole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

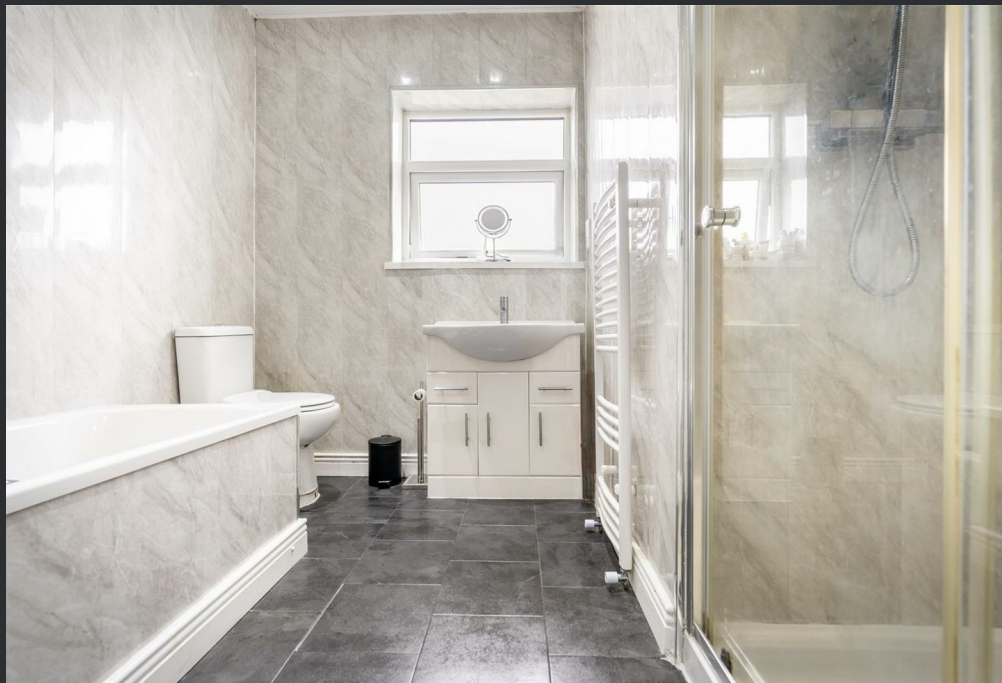
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News