

SIGNATURE

NORTH EAST

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📍 Smiths Dock, North Shields NE29 6TA

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£280,000

Signature North East welcomes you to this charming three-bedroom terraced home, ideally located within the sought-after Smiths Dock development in North Shields. This quirky property boasts high ceilings on both floors and a striking skylight that floods the space with natural light, creating a bright and airy atmosphere throughout. A built-in air filter system runs continuously, providing fresh, clean air around the clock. Perfectly positioned, this home is within easy reach of local amenities, with the vibrant North Shields Fish Quay and the golden sands of King Edward's Bay just a short stroll away. Excellent transport links are also close by, including the Coast Road and North Shields Metro station, offering convenient access across the region.

Step through the entrance hallway into the spacious open-plan ground floor, illuminated by multiple floor-to-ceiling windows and enhanced by stunning wooden ceiling beams. The generous living and dining area provides ample space for relaxing or entertaining guests, with elegant French doors opening directly onto the rear garden, allowing for seamless indoor-outdoor living. The kitchen is both stylish and functional, featuring a range of attractive wall and base units complemented by sleek countertops. Integrated appliances include a fridge freezer, oven, hob, extractor fan, and dishwasher, ensuring a modern and practical cooking space.

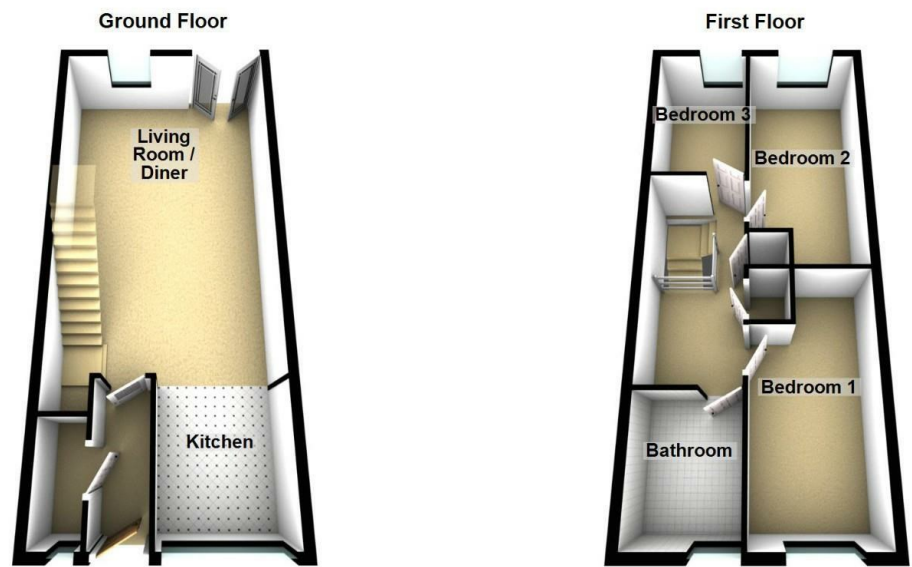
Ascending to the first floor, you'll find three well-presented bedrooms, two of which are generous doubles, offering versatility for families, guests, or a home office setup. Completing this level is the contemporary family bathroom, fitted with a bathtub, overhead shower, wash basin, and WC designed for both comfort and convenience.

Externally, this home benefits from a well-sized rear garden, featuring a decking area, gravel, and wildflowers, providing a peaceful outdoor retreat perfect for summer evenings. To the front, you'll find a neatly maintained garden with a lawn, rosemary bush and a useful outdoor tap. The property also benefits from two allocated parking spaces along with additional visitor bays, making it as practical as it is charming.



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

PROPERTY FLOORPLAN



Total area: approx. 91.7 sq. metres (987.3 sq. feet)

Measurements:

- Kitchen
9'2" x 7'10"
- Living Room / Diner
24'4" x 14'8"
- Bedroom One
17'3" x 8'0"
- Bedroom Two
15'7" x 7'10"
- Bedroom Three
10'4" x 6'3"
- Bathroom
8'5" x 5'6"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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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