

SIGNATURE

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📍 Farrington Road, North Shields NE30 3ES

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**Asking Price
£499,999**

Signature North East are delighted to welcome to the market this impressive five-bedroom semi-detached home, ideally located just outside of Cullercoats, in North Shields. This highly desirable location offers the best of coastal living, being only around half a mile from the seafront and Cullercoats Metro station. A wealth of amenities are within easy reach, including the ever-popular Tynemouth Village. Excellent road links provide convenient access to neighbouring towns, the coastline, and Newcastle city centre.

Upon entering the property, you are greeted by a welcoming central hallway leading to a spacious living room, which benefits from a large bow window that floods the space with natural light. A feature fireplace creates a cosy focal point, making this an inviting place to relax. Double French doors connect the living room and sitting room, creating a lovely flow between spaces. The adjacent kitchen offers a generous range of storage with attractive base and wall units and includes integrated appliances such as an oven and hob. The dining room, positioned next to the kitchen, easily accommodates a large dining table and features French doors opening out to the rear garden, as well as access to the garage, downstairs W.C, and a handy store room.

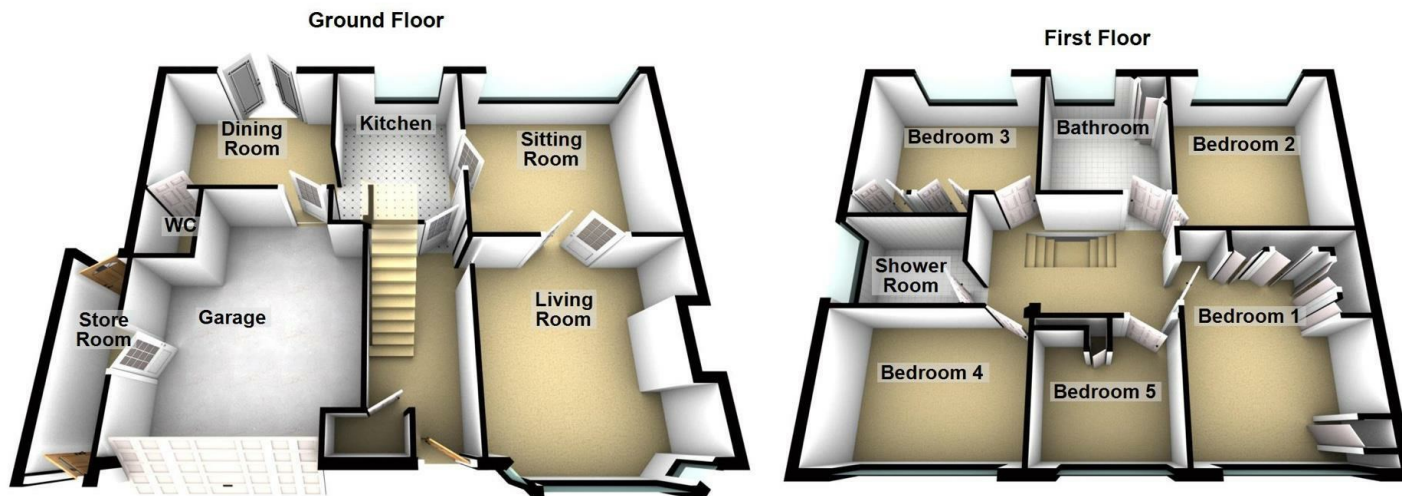
The first floor hosts five well-proportioned bedrooms, four of which can comfortably accommodate a double bed along with additional furnishings, while the fifth bedroom is ideal as a single room, nursery, or home office. Bedrooms one, two, three and four include built-in storage, offering additional practicality. Completing the upper floor are two bathrooms — one featuring a bath, shower, hand basin, and W.C, and a separate shower room with shower, hand basin, and W.C for added convenience.

Externally, this wonderful home boasts a large, private rear garden that is not overlooked, laid mainly to lawn with a spacious patio area ideal for outdoor seating and entertaining. To the front of the property, there is a driveway providing off-street parking along with an integral garage.



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

PROPERTY FLOORPLAN



Total area: approx. 161.5 sq. metres (1738.2 sq. feet)

Measurements:

Living Room
12'11" x 6'6"

Sitting Room
11'6" x 13'2"

Kitchen
11'6" x 8'5"

Dining Room
9'0" x 11'10"

WC
3'5" x 4'5"

Bedroom One
6'6" x 9'1"

Bedroom Two
11'11" x 10'11"

Bedroom Three
9'0" x 11'10"

Bedroom Four
8'11" x 11'10"

Bedroom Five
7'4" x 8'5"

Shower Room
5'7" x 8'2"

Bathroom
8'11" x 8'5"





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