


# SIGNATURE

## NORTH EAST

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 Southlands, North Shields NE30 2QS



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## £2,500 Per Calendar Month

Nestled on the outskirts of North Shields and Tynemouth, this exquisite 4-bedroom detached home welcomes you with stunning views overlooking the picturesque Tynemouth golf course. The property, having undergone a full refurbishment, offers a perfect blend of modern comfort and classic charm. Situated on the outskirts of North Shields, its prime location boasts excellent transportation links to the coast and Newcastle city centre via Tynemouth metro station. Enjoy the proximity to the bustling fish quay, renowned restaurants, reputable schools, and local shops.

Step into luxury as the expansive porch leads to a central hallway, granting access to a convenient W.C. The spacious living room, adorned with a large window, opens up to the lush back garden. The modern kitchen features shaker-style wall and base units, integrated appliances, and a wine cooler, transitioning seamlessly into an open-plan kitchen/diner, perfect for entertaining. A bright conservatory overlooks the garden, adding an elegant touch to the living space.

Ascending to the first floor, discover four generous bedrooms, each capable of accommodating a double bed and additional furnishings. The master bedroom boasts an ensuite with a walk-in shower, vanity, hand basin, and W.C. Another bedroom features a charming Juliet balcony. Completing the upper level is a contemporary bathroom with a walk-in shower, bathtub, hand basin, and W.C.

Ideal for the rental market, the property's outdoor space is equally impressive, with a generous rear garden featuring a lush lawn and paved patio, ideal for outdoor gatherings and relaxation. Surrounded by an array of plants and shrubbery, the garden creates a private oasis. Off-street parking is provided via a garage and a driveway that can accommodate two cars, ensuring convenience for residents. Don't miss the opportunity to make this meticulously crafted residence your rental home, where comfort meets elegance in every detail.

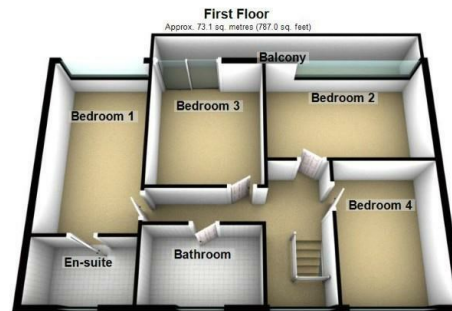


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



**Ground Floor**  
Approx. 111.9 sq. metres (1204.9 sq. feet)



**First Floor**  
Approx. 72.1 sq. metres (777.0 sq. feet)

Total area: approx. 185.1 sq. metres (1991.9 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
25'5" x 19'11"

Kitchen  
15'0" x 10'5"

Conservatory  
19'5" x 8'6"

Utility Room  
8'2" x 4'2"

WC  
4'1" x 2'9"

Bedroom One  
16'6" x 8'11"

En Suite  
8'11" x 5'8"

Bedroom Two  
14'11" x 9'7"

Bedroom Three  
12'2" x 10'5"

Bedroom Four  
12'5" x 9'1"

Bathroom  
10'2" x 6'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>85</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		

**England & Wales**

EU Directive  
2002/91/EC











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