

SIGNATURE

NORTH EAST

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Beach Road, North Shields NE30 2QP

Signature North East is delighted to welcome to the market this impressive six-bedroom semi-detached home, ideally positioned in Tynemouth. This generously sized property offers spacious accommodation throughout, perfectly suited for family living.

Enjoying a sought-after location, the home is within walking distance of the stunning Long Sands Beach and benefits from an excellent selection of shops, bars, restaurants, good schools, and green spaces all nearby. For those needing to commute, the Coast Road and other excellent transport links provide easy access to surrounding areas and beyond.

Upon entry, you are greeted by a central hallway which provides access to a convenient ground floor w.c. and internal entry to the garage. The first step takes you into the large living room, brimming with natural light from its expansive window. This inviting space features a charming fireplace and ceiling detailing, and flows seamlessly into the dining room, easily accommodating a family dining table, with sliding doors opening onto the garden. A spacious family room sits adjacent, offering a relaxing retreat, while leading into the kitchen. The kitchen itself is a real highlight, boasting an array of wall and base units complemented by sleek worktops, a large two-level island with built-in electric and storage, as well as integrated appliances. From here, sliding doors provide access to the sun room, and a further door opens onto the rear garden.

To the first floor, you will find six bedrooms, each able to accommodate a double bed alongside additional furnishings. Bedroom one benefits from built-in storage and an en-suite fitted with a shower, w.c., and hand basin. Bedroom two offers sliding door wardrobes, while bedroom five also features its own en-suite with shower, w.c., and hand basin. Completing this floor is the family bathroom, finished with a bathtub and overhead shower, separate shower, hand basin, and w.c. The property continues to impress on the second floor, where two additional loft rooms provide excellent flexibility for use.

Externally, this home enjoys a large rear garden laid to lawn with ample decking space, ideal for outdoor furniture and entertaining. To the front, a spacious driveway provides off-street parking for up to three vehicles and access to a garage, ensuring convenience for modern family life.



PROPERTY FLOORPLAN



Total area: approx. 267.9 sq. metres (2883.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

Measurements:

Living Room
24'2" x 13'1"

Dining Room
11'8" x 12'0"

Family Room
19'4" x 10'0"

Kitchen
22'2" x 14'4"

Sun Room
10'8" x 7'1"

WC
6'2" x 3'5"

Bedroom One
14'4" x 12'4"

En Suite
4'8" x 4'5"

Bedroom Two
10'7" x 13'5"

Bedroom Three
10'7" x 9'7"

Bedroom Four
7'11" x 11'5"

Bedroom Five
9'5" x 9'2"

En Suite
4'9" x 4'5"

Bedroom Six
9'4" x 7'10"

Bathroom
8'5" x 6'8"

Loft Room One
11'3" x 23'7"

Loft Room Two
11'3" x 14'3"





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