

SIGNATURE

NORTH EAST

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📍 Salisbury Avenue, North Shields NE29 9PF

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Asking Price
£159,950

Signature North East are delighted to welcome to the market this charming two-bedroom, ground floor Tyneside flat, ideally located in North Shields. The property benefits from a great location, with residents enjoying easy access to a range of local amenities including shops, cafes, and transport links. Commuting to nearby cities such as Newcastle is easy and efficient, making this home an ideal choice for professionals and families alike. With its excellent layout and welcoming atmosphere, this flat is perfectly suited for first-time buyers and couples.

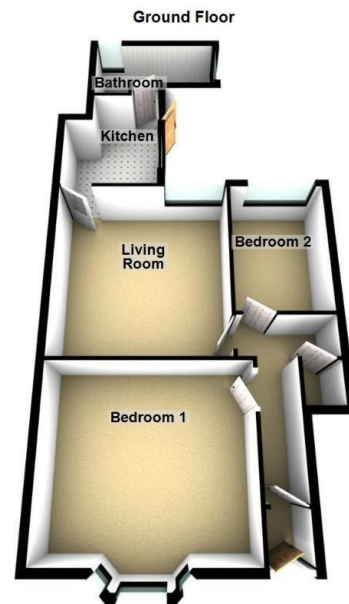
Upon entering the property, you are welcomed into a spacious living room that offers ample space for desired furnishings. A large window fills the room with natural light, while a feature fireplace sits at the heart of the space, creating a warm and inviting setting. The modern kitchen is directly connected to the living room and is fitted with attractive base and wall units, as well as integrated appliances including an electric oven and gas hob. From the kitchen, there is access to the rear yard, and to the back of the property you'll find the bathroom, complete with a bath and overhead shower, W.C, and hand basin.

Continuing through, you will discover two bedrooms. The primary bedroom comfortably accommodates a king-sized bed along with additional furnishings, and features a beautiful bay window that enhances the room's spacious and bright feel. The second bedroom is perfectly sized for use as a single bedroom, guest room, or even a home office, offering versatility to suit your lifestyle needs.

Externally, this home offers a private rear yard, ideal for placing outdoor furniture and enjoying time in the open air. On-street parking is also available, adding further convenience.



PROPERTY FLOORPLAN



Total area: approx. 54.3 sq. metres (584.5 sq. feet)

Measurements:

Living Room
14'6" x 13'11"


Kitchen
9'2" x 10'4"

Bedroom One
13'8" x 15'4"

Bedroom Two
11'0" x 7'7"

Bathroom
10'9" x 4'3"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





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