

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





Billy Mill Lane, North Shields NE29 8BZ

Signature North East welcomes you to this fantastic three-bedroom semi-detached home in North Shields, offering an ideal blend of space and location. Just a short drive from the picturesque Tynemouth Long Sands beach, this property is also well-connected via the Coast Road, providing easy access to Newcastle city centre and with Cobalt Business Park nearby, it's an ideal spot for professionals. The property is also conveniently close to local schools, shops, and eateries, making it perfect for families.

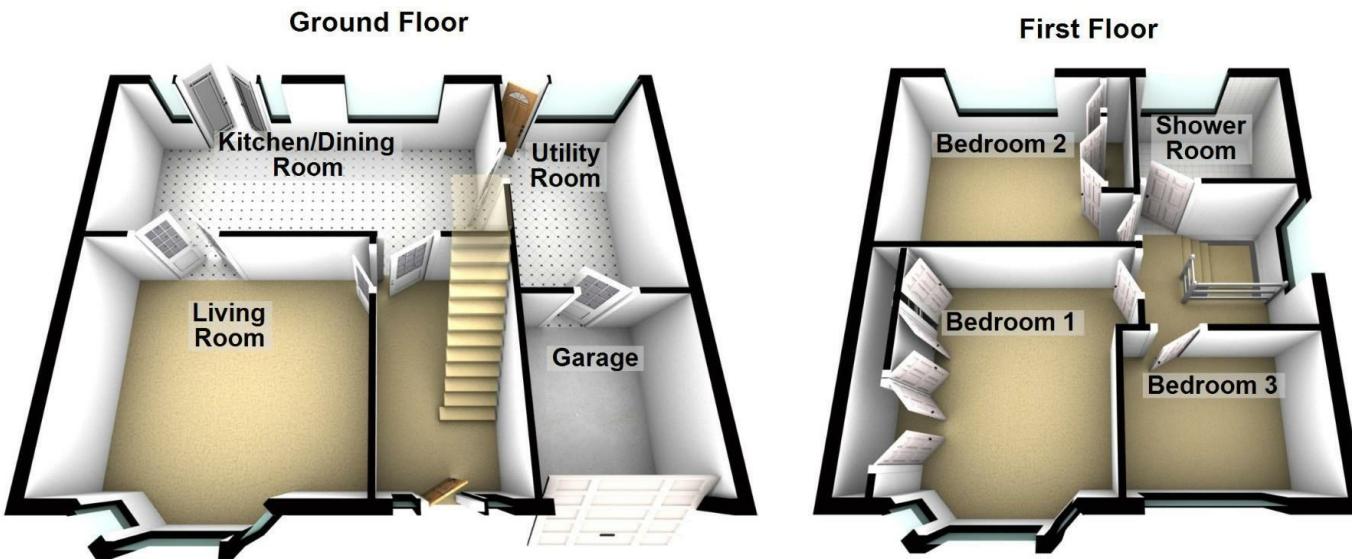
Upon entering, you are greeted by a central hallway leading to a bright, spacious living room with a large bay window. The room offers plenty of space for your furnishings, creating a welcoming atmosphere. The living room flows into an open-plan kitchen and dining area, ideal for entertaining with ample room for a dining table. The modern kitchen features stylish units and sleek countertops. A large utility room and garage are accessible from the kitchen. French doors from the dining area open to the rear garden, seamlessly connecting indoor and outdoor spaces.

Moving to the first floor, you will find three generously sized bedrooms. Two of these rooms can comfortably accommodate a double bed and additional furnishings, and both benefit from fitted wardrobes, providing ample storage space. The third bedroom is well-proportioned and can be utilised as a guest room or home office. Completing this floor is a stylish shower room, featuring a walk-in shower, hand basin, and WC.

Externally, the property features a generous west-facing garden with a well-maintained lawn and ample patio space for outdoor dining and relaxation. The large driveway offers off-street parking for multiple cars, ensuring convenient access to your home. This delightful property is perfect for families or professionals seeking a spacious and well-located home in North Shields.



PROPERTY FLOORPLAN



Measurements:

Living Room
14'3" x 12'2"

Kitchen / Dining Room
21'2" x 9'4"

Utility Room
12'5" x 7'6"

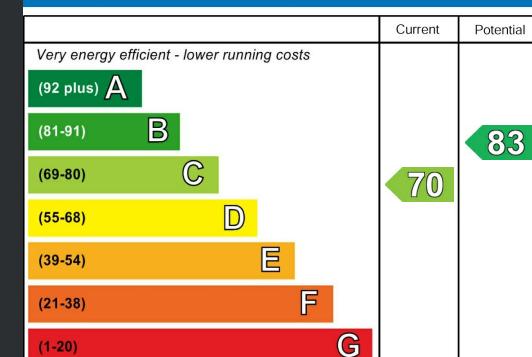
Bedroom One
12'9" x 11'4"

Bedroom Two
12'9" x 10'2"

Bedroom Three
9'1" x 7'1"

Shower Room
8'0" x 6'7"

Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC





More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://www.allAgents.co.uk)



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

* Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://www.allAgents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News