

# SIGNATURE

## NORTH EAST

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📍 Billy Mill Lane, North Shields NE29 8BZ



# Billy Mill Lane, North Shields NE29 8BZ

**Asking Price**  
**£269,950**

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.

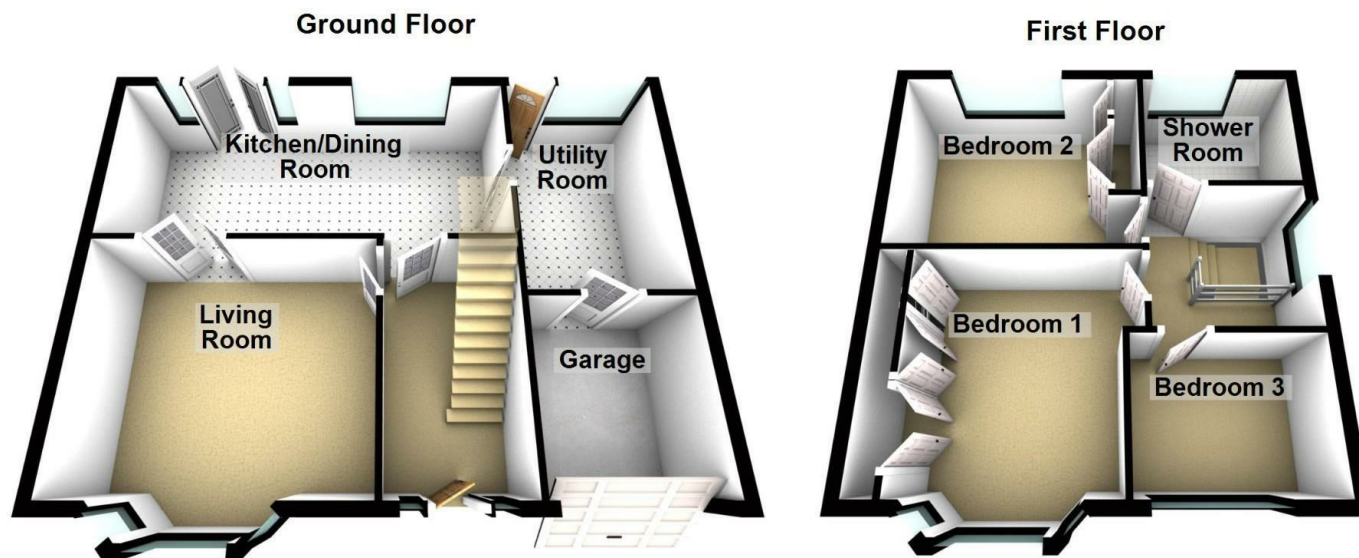
Moving to the first floor, you will find three generously sized bedrooms. Two of these rooms can comfortably accommodate a double bed and additional furnishings, and both benefit from fitted wardrobes, providing ample storage space. The third bedroom is well-proportioned and can be utilised as a guest 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.



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

# 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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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