

SIGNATURE

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📍 Hollywell Road, North Shields NE29 7NJ

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**Asking Price
£200,000**

Signature North East are delighted to welcome this well-presented two-bedroom semi-detached property to the market, ideally located in the sought-after West Chirton area of North Shields on the desirable Hollywell Road. The location is highly convenient, boasting nearby shops, dining options, robust transport links to the city centre and reputable schools, making it an ideal choice for families and professionals alike.

Upon entering the property you are welcomed into a central hallway, with the first step leading into a spacious living room offering ample space for a range of furnishings. This bright and inviting room benefits from a large bay window and a feature fireplace with mantelpiece. To the rear is an open plan kitchen and dining area, which can comfortably accommodate a dining table and provides access to a useful utility room. The kitchen offers a wealth of storage through attractive wall and base units, complemented by generous worktop space. From here, sliding doors lead into the conservatory.

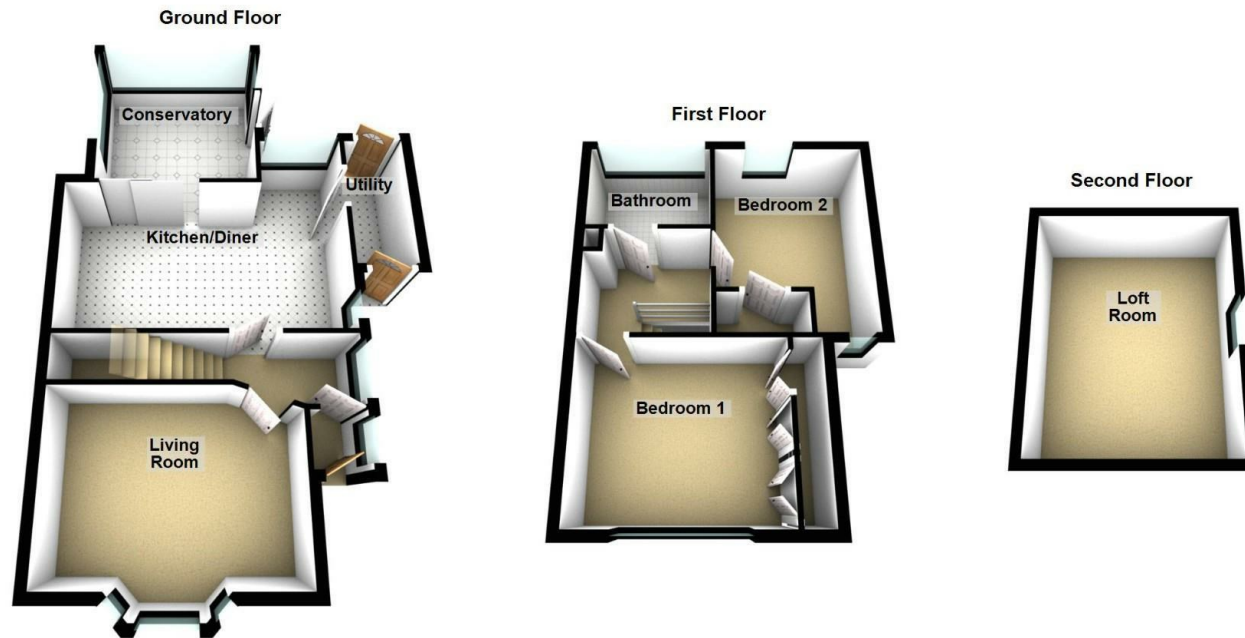
The conservatory is the perfect place to relax and unwind, offering pleasant views across the rear garden and an abundance of natural light. Continuing your journey to the first floor, you will discover two generously sized bedrooms, both of which can easily accommodate a double bed along with additional furnishings. Bedroom one further benefits from fitted wardrobes. Completing this floor is the bathroom, featuring a bathtub with shower, hand basin and W.C. Above, there is a loft room with a Velux window.

Externally, this home offers a rear garden laid mainly to lawn with a decking area, ideal for outdoor furniture and entertaining. To the front, there is the added benefit of one off-street parking space via the driveway. This property presents a fantastic opportunity in a popular residential location.



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

PROPERTY FLOORPLAN



Total area: approx. 110.3 sq. metres (1186.8 sq. feet)

Measurements:

Living Room
10'7" x 6'6"

Kitchen / Diner
10'1" x 18'2"

Conservatory
10'8" x 10'7"

Utility

Bedroom One
10'8" x 12'6"

Bedroom Two
12'3" x 10'3"

Bathroom
6'0" x 7'10"

Loft
15'7" x 11'11"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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		





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