

SIGNATURE

NORTH EAST

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





Newton Avenue, North Shields NE30 3ND

Signature North East are pleased to welcome this three bedroom semi-detached property to the market, ideally located in Cullercoats. Offering generous rooms and close proximity to the beautiful coast, this home is perfect for growing families or professionals seeking extra space. Situated in a vibrant, well-connected area, it blends urban convenience with tranquillity. Reputable schools and nearby parks are within easy reach, while excellent transport links, including Cullercoats Metro Station and major road networks

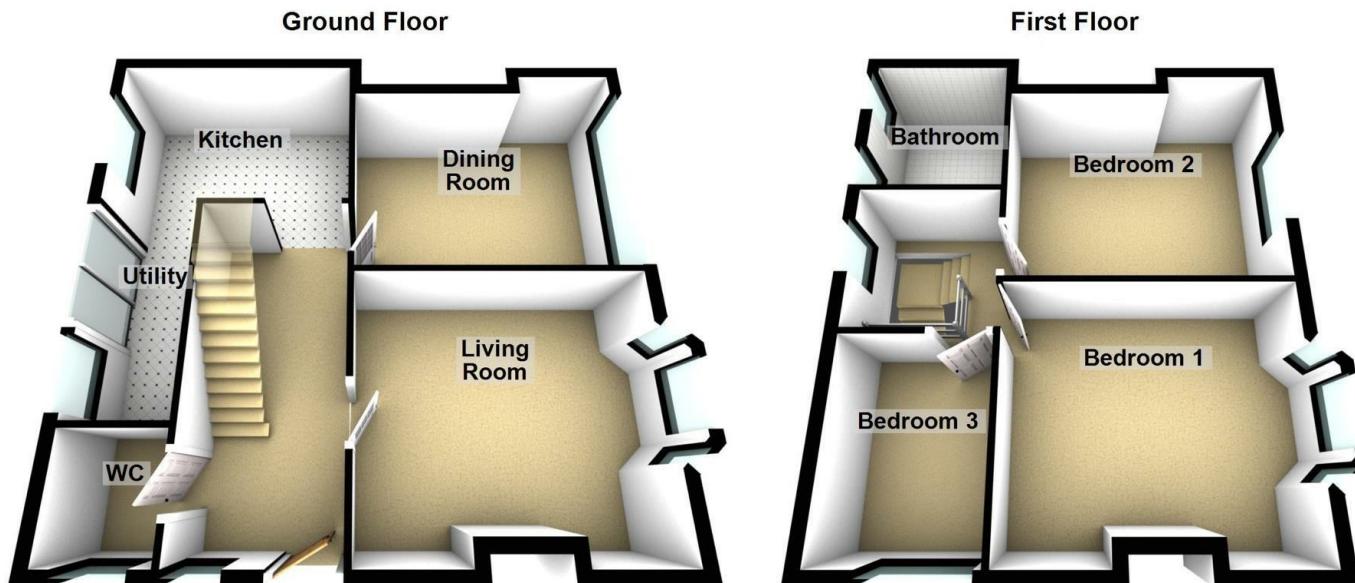
Upon entering, you are welcomed into a central hallway with access to a convenient ground floor W.C. The spacious living room offers ample room for a range of furnishings and is enhanced by a large bay window and a bright, beautiful mantelpiece creating a charming focal point. Adjacent to this, the dining room benefits from large windows allowing an abundance of natural light to flow through, complete with built-in cupboard units and a fireplace. The kitchen provides ample space through attractive base units complemented by sleek worktops, while a useful utility room is connected for added convenience. From here, elegant sliding doors lead directly out to the rear yard.

Continuing to the first floor, you will find three well-proportioned bedrooms. Bedrooms one and two comfortably accommodate a double bed along with additional furnishings, with bedroom one further benefitting from a bay window and beautiful fireplace. Bedroom three offers space for a single bed and further furnishings, making it ideal as a child's room, guest room or home office. Completing this floor is the family bathroom, featuring a bathtub, shower, hand basin and W.C.

Externally, the property boasts a yard with a patio area to the side, just off the kitchen, perfect for outdoor furniture, along with an outhouse. There is also a generous south-facing lawned garden, ideal for enjoying sunshine throughout the day. Also, a driveway provides off-street parking for two cars.



PROPERTY FLOORPLAN



Total area: approx. 108.8 sq. metres (1171.6 sq. feet)

Measurements:

Living Room
12'11" x 13'11"

Dining Room
10'4" x 13'11"

Kitchen
8'4" x 11'11"

Utility
10'9" x 4'10"

WC
4'10" x 5'6"

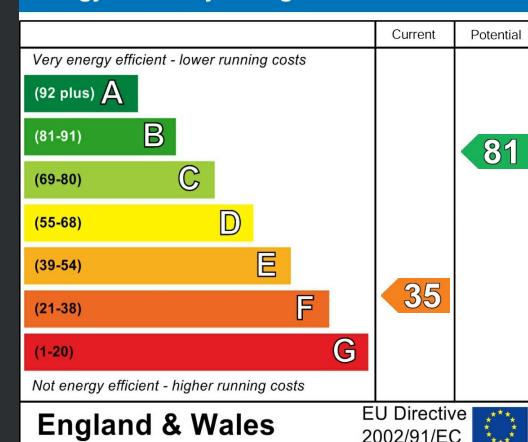
Bedroom One
13'1" x 13'11"

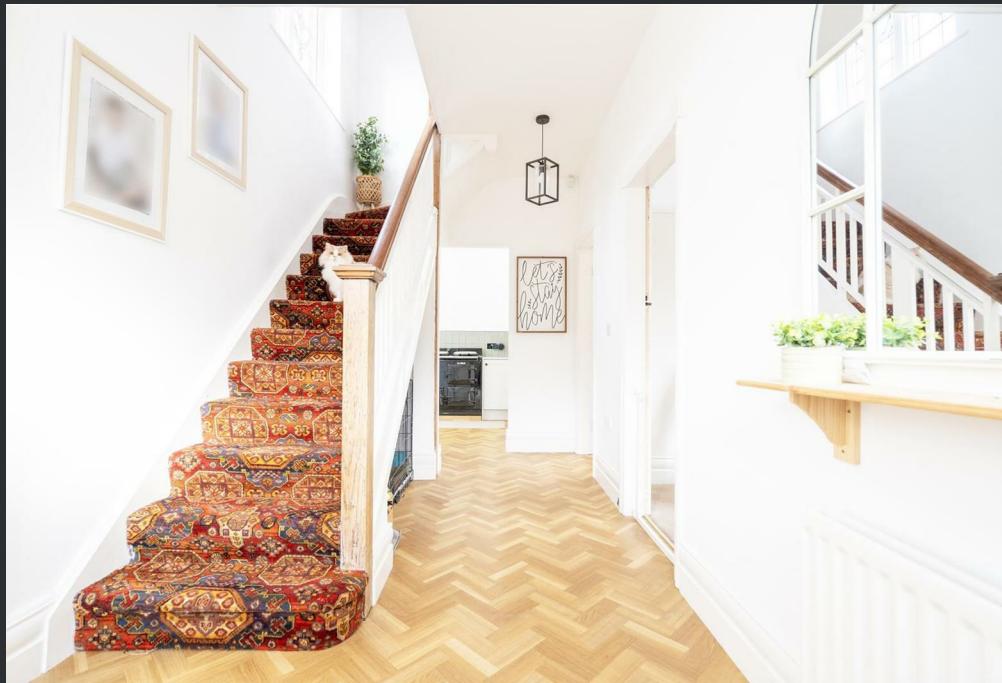
Bedroom Two
10'10" x 13'11"

Bedroom Three
9'0" x 7'1"

Bathroom
8'5" x 7'2"

Energy Efficiency Rating







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