

SIGNATURE

NORTH EAST

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 Preston Gate, North Shields NE29 9QB

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Offers Over £75,000

Signature North East is delighted to welcome to the market this charming one-bedroom upper-floor flat, ideally located in the heart of North Shields. This sought-after location offers residents excellent transport links, providing easy access to Newcastle and the surrounding areas. North Shields is home to an array of local shops, restaurants, and amenities, as well as popular attractions such as the historic Fish Quay, Royal Quays, and Clifford's Fort. With plenty of green spaces and a growing cultural scene, this area presents an ideal setting for both homeowners and investors alike.

Upon entering the property, you are welcomed into a central hallway, complete with additional storage facilities. The spacious living room is the first stop, offering ample room for desired furnishings, a large window allowing for plenty of natural light, and a bright, inviting atmosphere. Leading from the living room, the well-appointed kitchen provides generous space with a range of base and wall units, extensive countertop space, and integrated appliances, including an oven and hob, as well as a freestanding washing machine and fridge freezer. The living room also provides access to the spacious bedroom, which can comfortably accommodate a double or king-size bed and benefits from two fitted wardrobes. Adjacent to the bedroom, the large shower room features a shower cubicle, W.C., and hand basin.

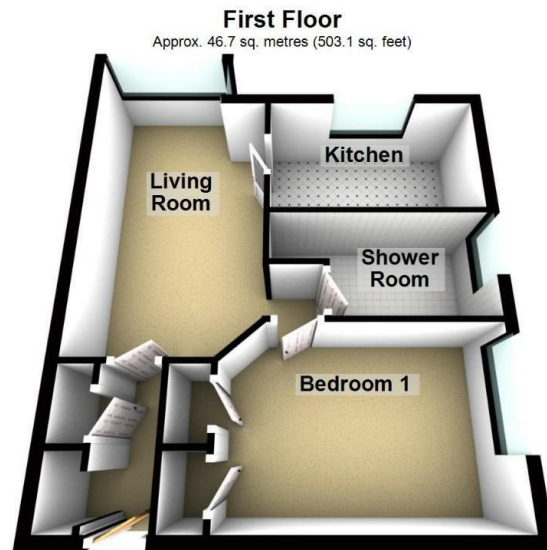
Externally, the property boasts the convenience of on-site parking, along with a single garage located just a short walk away down a nearby pathway.

With its unbeatable location and excellent transport links, this property is an ideal opportunity for first-time buyers or investors looking to secure a fantastic rental property in a highly desirable area.



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

PROPERTY FLOORPLAN



Total area: approx. 46.7 sq. metres (503.1 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
18'11" x 9'8"

Kitchen
11'5" x 6'9"

Bedroom
13'10" x 9'4"

Shower Room
11'0" x 5'8"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(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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