

SIGNATURE

NORTH EAST

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📍 Langley Road, North Shields NE29 7NN

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Offers Over £100,000

Signature North East welcomes you to this vacant chain free two-bedroom first floor flat, ideally located in the heart of North Shields. This vibrant area offers a wide range of local amenities including popular bars, independent eateries, shops and North Shields Fish Quay, all just a short distance away. With the beautiful North East coastline also within close proximity, this property offers the perfect blend of convenience and coastal living.

Upon entering the apartment, you're welcomed by a hallway which leads into a spacious and inviting living room. This bright and airy space is ideal for entertaining or relaxing, and benefits from a large box bay window that allows for plenty of natural light. The kitchen is both stylish and functional, featuring an abundance of space with attractive wall and base units, complemented by sleek countertops and ample room for culinary creativity.

Continuing through the apartment, you'll find two double bedrooms, each offering comfortable living space and versatility to suit a variety of needs. The family bathroom is well-appointed and includes a bathtub with overhead shower, a wash basin, and W.C., while a separate additional W.C. provides extra convenience and completes the internal accommodation.

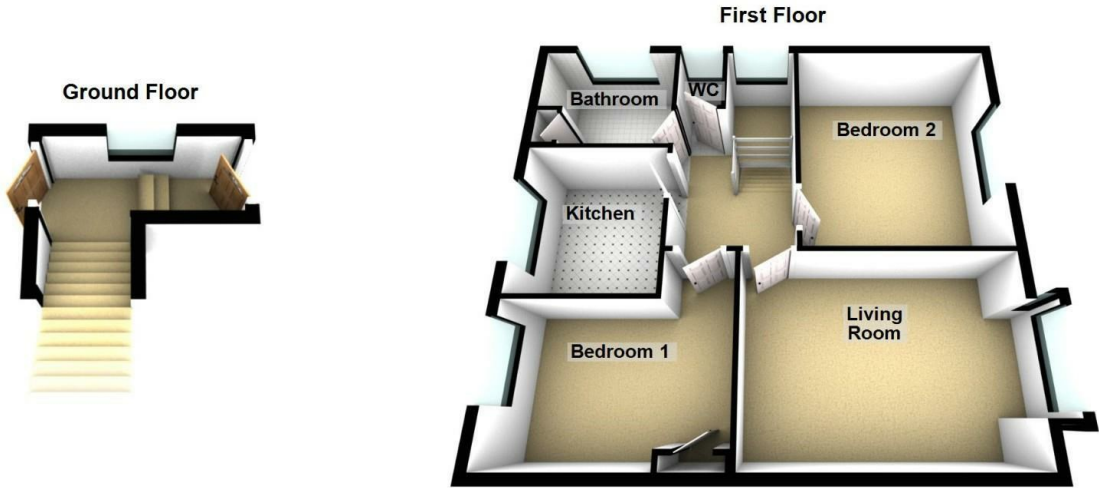
Externally, the property benefits from on-street parking and access to a shared garden, an ideal spot for enjoying some outdoor space in a quiet setting.

This flat presents an excellent opportunity for a range of buyers looking to enjoy the best of North Shields living in a well-connected and desirable location.



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

PROPERTY FLOORPLAN



Total area: approx. 79.8 sq. metres (859.2 sq. feet)

Measurements:

Living Room
12'5" x 16'3"

Kitchen
9'7" x 8'9"

Bedroom One
9'0" x 13'3"

Bedroom Two
14'6" x 12'7"

Bathroom
7'2" x 8'9"

W.C
4'3" x 3'2"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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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