

# SIGNATURE

## NORTH EAST

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 Union Street, North Shields NE30 1NL

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## Offers Over £140,000

Signature North East welcomes you to this delightful two-bedroom top-floor apartment, ideally located in the heart of North Shields. Enjoying a convenient setting with a wide range of local amenities nearby, residents can take advantage of popular shops, bars, and eateries right on their doorstep. Excellent transport links are provided by North Shields Metro Station, ensuring easy access across the region. For those who love coastal living, the vibrant North Shields Fish Quay and the beautiful King Edward's Bay are just a short distance away.

Step through the entrance hall into the spacious open-plan living room and kitchen, offering ample room for furnishings and everyday living. The kitchen presents an attractive range of wall and base units, complemented by sleek countertops for a modern finish. Integrated appliances include a fridge freezer, oven, dishwasher, and washing machine, providing both style and convenience. The dining area is perfectly positioned by the large bay window, allowing natural light to flood the space and create a bright, welcoming atmosphere.

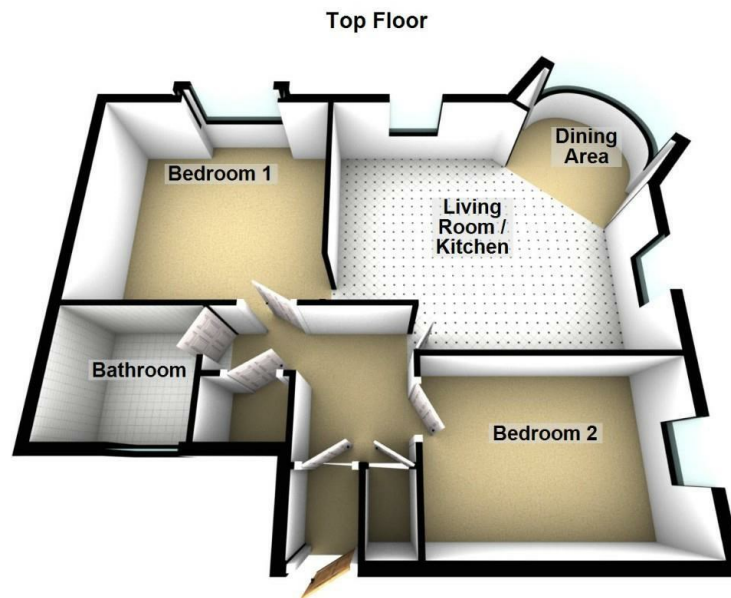
Continuing through the apartment, you'll find two generously sized double bedrooms, each offering comfortable and versatile accommodation. The bathroom completes this home, featuring a bathtub with overhead shower, wash basin, and WC, all finished in a clean and contemporary style.

The property further benefits from a designated parking space within the gated area, offering added security and convenience, with additional guest spaces also available. Secure entry to the building is provided via phone system with keypad access, ensuring peace of mind for residents. This apartment is perfect for first-time buyers, professionals, or anyone seeking a convenient and stylish home close to the coast.



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

# PROPERTY FLOORPLAN



Total area: approx. 72.0 sq. metres (775.1 sq. feet)

## Measurements:

Living Room / Kitchen  
15'7" x 18'3"


Dining Area  
6'6" x 9'2"

Bedroom One  
12'10" x 13'7"

Bedroom Two  
9'4" x 13'4"

Bathroom  
6'6" x 7'6"

## Energy Efficiency Rating

|  | Current   | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   | 72  | 78        |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |





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