

SIGNATURE

NORTH EAST

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📍 Eleanor Street, North Shields NE30 4PG

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**Asking Price
£325,000**

Signature North East welcomes you to Eleanor Street, North Shields. This spacious four-bedroom end-terraced townhouse is set within a vibrant community that perfectly blends urban convenience with natural beauty. The area is particularly appealing to families and professionals, thanks to its excellent amenities, proximity to the stunning Northumberland coastline, and access to reputable schools. Green spaces and parks further enhance the lifestyle, offering a balance of relaxation and outdoor activities. Commuting to neighbouring towns is effortless, with a reliable public transport network, including buses and the Metro system, ensuring seamless connectivity. Well-connected road networks also provide easy access to a wider range of destinations, making this property an ideal choice for those seeking convenience and accessibility.

Spanning three floors, the property offers generous living space. As you step inside, the entry porch leads into a spacious hallway. To the right, the living room serves as a welcoming space to spend time with loved ones. A striking fireplace, framed by two elegant arches, acts as a central focal point, while a large window allows natural light to flood the room. Adjacent to the living room, the dining room is ideally positioned next to the kitchen, creating a perfect setting for both formal and informal gatherings. A set of French doors seamlessly connects the space to the outdoors, enhancing the sense of openness. The kitchen itself offers ample wall and base units for storage, generous counter space for meal preparation, and is complete with a hob and fridge. There is also direct outdoor access, as well as a utility room and a convenient WC to complete the ground floor.

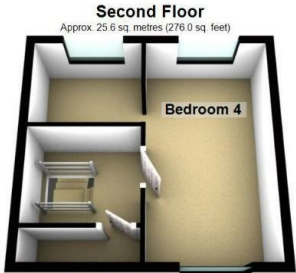
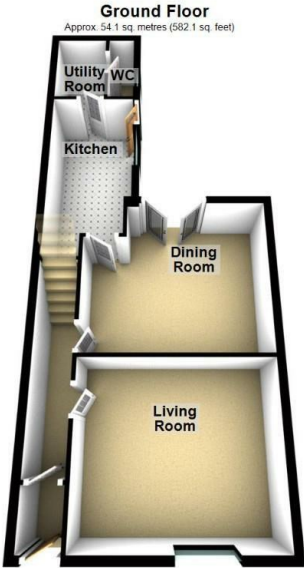
On the first floor, three well-appointed double bedrooms provide ample space for relaxation. With their versatile layouts, they can easily accommodate a home office, guest room, or children's bedrooms, catering to the needs of a growing family. The family bathroom is stylishly designed, featuring modern décor, a freestanding bathtub, and a separate walk-in shower for added convenience. The second floor is home to a bright and airy fourth bedroom, benefiting from an abundance of natural light through its skylights.

Outside, the backyard is fully paved, offering a low-maintenance outdoor space perfect for alfresco dining or simply unwinding in the fresh air. A rear door provides easy and convenient access to the back street.

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



PROPERTY FLOORPLAN



Total area: approx. 133.2 sq. metres (1433.3 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
12'9" x 14'7"

Dining Room
12'5" x 14'7"

Kitchen
13'3" x 7'0"

Utility Room
6'5" x 4'5"

W.C
6'5" x 2'3"

Bedroom One
12'11" x 10'9"

Bedroom Two
12'5" x 11'3"

Bedroom Three
9'6" x 6'9"

Bedroom Four
16'0" x 8'11"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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