

# SIGNATURE

## NORTH EAST

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📍 Belvedere, North Shields NE29 9BX

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**Asking Price**  
**£289,950**

Signature North East are delighted to welcome this well-presented three-bedroom semi-detached property to the market, ideally located in a sought-after area of North Shields. Offering generous rooms and a fantastic setting, the home enjoys close proximity to the beautiful coastline, with easy access to the vibrant amenities of Tynemouth, renowned for its award-winning beaches, independent cafés and weekend markets. Excellent transport links via the Tyne and Wear Metro provide swift connections to Newcastle upon Tyne and beyond, while the area is well-served by highly regarded schools, local shops and green spaces.

Upon entering, you are welcomed into a central hallway leading through to a spacious and bright living room, complete with a beautiful fireplace serving as a focal point. Double doors open into an additional reception room, currently utilised as a dining room, which also features a fireplace and flows seamlessly into a bright conservatory. From here, elegant French doors open out to the rear garden. The kitchen offers ample space with attractive wall and base units, complemented by ample worktop space and a range of integrated appliances including a fridge freezer, washing machine, dishwasher, oven and hob.

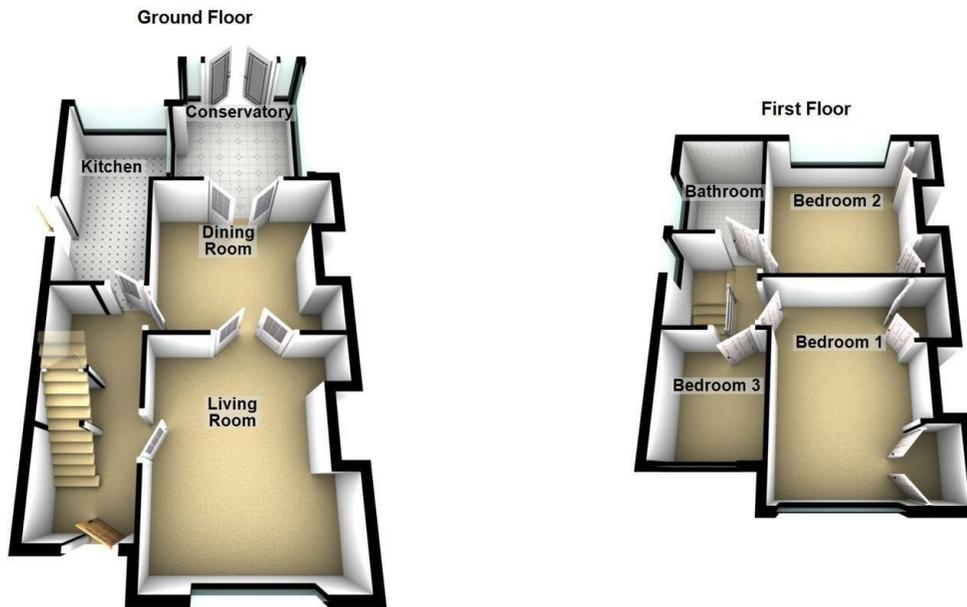
To the first floor, the property offers three bedrooms. Bedrooms one and two comfortably accommodate double beds along with additional furnishings and both benefit from built-in wardrobes. Bedroom three provides space for a single bed and further furnishings. Completing this floor is a family bathroom fitted with a bathtub with overhead shower, hand basin and W.C.

Externally, the home boasts a charming private rear garden, mainly laid to lawn with a generous patio area, ideal for outdoor furniture and entertaining. To the front, there is a driveway for off-street parking, in addition to on-street parking options.



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

# PROPERTY FLOORPLAN



Total area: approx. 85.7 sq. metres (922.0 sq. feet)

## Measurements:

Living Room  
12'8" x 15'5"

Dining Room  
11'2" x 12'8"

Kitchen  
14'11" x 7'5"

Conservatory  
10'5" x 8'9"

Bedroom One  
14'7" x 9'4"

Bedroom Two  
11'2" x 11'7"

Bedroom Three  
8'3" x 7'0"

Bathroom  
6'2" 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>                                   |         |           |
| (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> |         |           |

England & Wales

EU Directive  
2002/91/EC







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