

# SIGNATURE

## NORTH EAST

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Cornhill Crescent, North Shields NE29 8LN



# Cornhill Crescent, North Shields NE29 8LN

**Asking Price**  
**£270,000**

Signature North East welcomes you to this charming three-bedroom semi-detached home, quietly positioned in a peaceful and sought-after street in North Shields. This desirable property enjoys a calm residential setting, ideal for those seeking a relaxed pace of life, while still offering easy access to the coast, green spaces, and transport links when needed.

Upon entering the home, you are greeted by a welcoming hallway leading into a spacious living room, offering ample space for furnishings. This bright and airy room is ideal for relaxing or entertaining, enhanced by a large bay window allowing plenty of natural light. Next, step into the generous dining room, providing plenty of space for both dining and unwinding with family. The dining room leads into a well-equipped kitchen, complete with bright wall and base units, sleek countertops, and integrated appliances including an oven. Completing the ground floor is a convenient utility room, which offers access to the rear garden and garage.

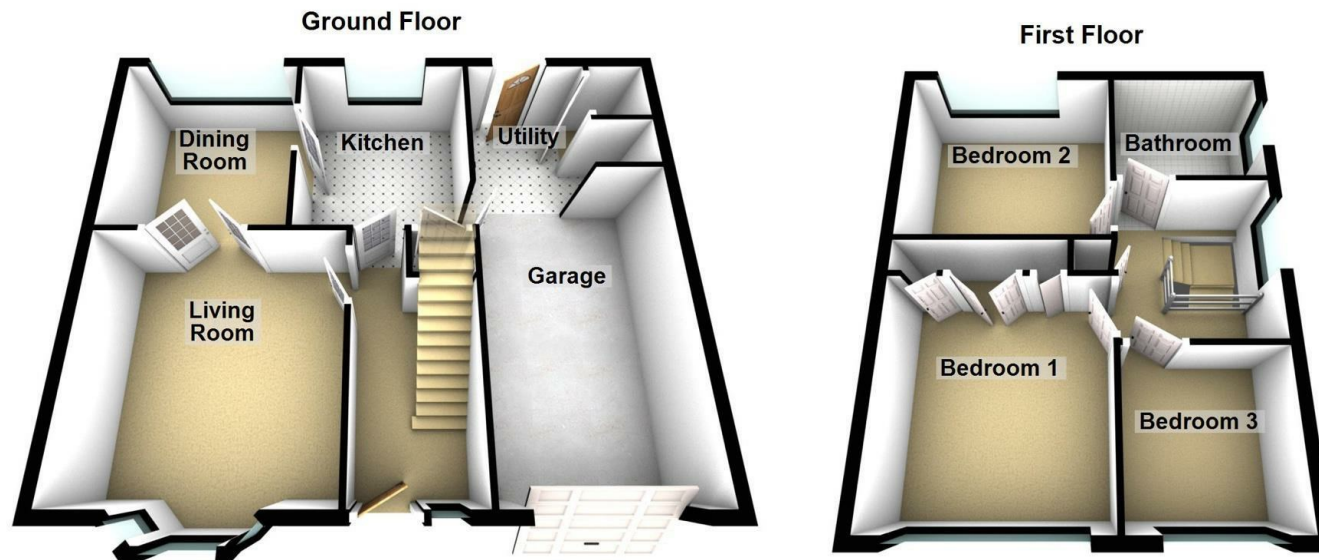
Continuing upstairs to the first floor, the property offers three generously sized bedrooms, all of which are doubles, perfect for family living or hosting guests. The family bathroom is finished to a high standard, benefitting from a bathtub, a walk-in shower, a wash basin, and a WC, catering to both convenience and comfort.

Externally, this wonderful home boasts a spacious rear garden, complete with a well-maintained lawn and a patio area, offering an excellent space for outdoor furniture and entertaining during the warmer months. Off-street parking is available via a garage and driveway, providing ample space for multiple vehicles.



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

# PROPERTY FLOORPLAN



Total area: approx. 111.3 sq. metres (1198.0 sq. feet)

## Measurements:

Living Room  
13'8" x 13'0"

Garage  
17'1" x 10'2"

Dining Room  
10'5" x 9'10"

Utility  
10'2" x 6'7"

Kitchen  
10'5" x 9'1"


Bathroom  
6'4" x 8'0"

Bedroom One  
11'8" x 11'1"

Bedroom Two  
10'0" x 11'1"

Bedroom Three  
8'2" x 7'11"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		









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