

SIGNATURE

NORTH EAST

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📍 Wansbeck Avenue, North Shields NE30 3DJ

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Offers Over £425,000

Signature North East are delighted to welcome this beautifully presented three-bedroom extended semi-detached home to the market, ideally positioned between Cullercoats and Tynemouth.

Set within a stunning coastal location, Cullercoats Bay offers a sheltered sandy beach ideal for sea swimming and watersports. The area is rich in artistic heritage, with local galleries, alongside a thriving independent café and restaurant scene. Within walking distance are excellent transport links via the Metro providing easy access to Newcastle city centre.

Upon entering the property, you are welcomed into a hallway which leads to the main living room, kitchen/dining area and offers a downstairs WC. The living room is an inviting space, featuring a bow window, original feature fireplace, and ample room for a range of furnishings. The recently extended kitchen and dining area hosts bi-fold doors opening onto the garden decking and skylights that flood the space with natural light. This versatile room also includes a dedicated dining area and a cosy snug with a log burner. The central kitchen island provides informal seating, while the kitchen itself offers attractive wall and base units alongside integrated appliances including an oven, hob, fridge freezer, and dishwasher. Just off the kitchen, there is a useful office area overlooking the garden.

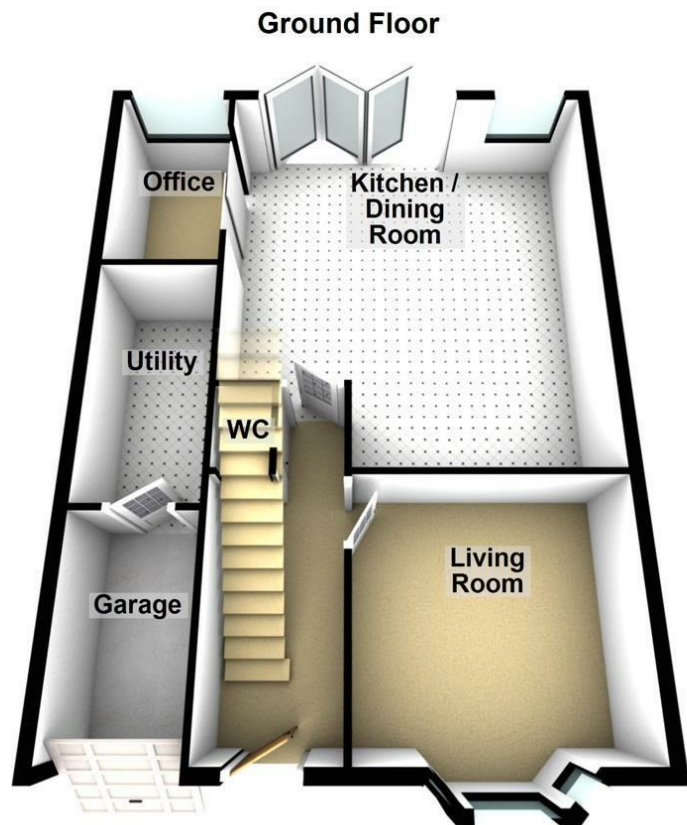
To the first floor, the property offers three double bedrooms, all providing space for additional furnishings. Bedroom one benefits from a charming bow window and fitted wardrobes, adding both character and practicality. The accommodation is completed by a recently refurbished, modern bathroom featuring a bathtub with overhead shower, hand basin, and W.C., finished to a high standard.

Externally, the property offers off-street parking and a garage. The garage also incorporates a dedicated utility area, adding further convenience. To the rear, the garden features a decking area, creating an ideal space.



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

PROPERTY FLOORPLAN



Total area: approx. 113.4 sq. metres (1220.1 sq. feet)

Measurements:

Living Room
11'6" x 12'1"

Kitchen / Dining Room
20'6" x 17'5"

Utility
11'10" x 5'3"

Bedroom One
11'8" x 11'1"

Bedroom Two
11'8" x 11'1"

Bedroom Three
7'6" x 6'9"

Bathroom
8'7" x 6'11"

Office
9'11" x 5'8"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	74
EU Directive 2002/91/EC		
England & Wales		





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