

# SIGNATURE

## NORTH EAST

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 Hollywell Road, North Shields NE29 7NL

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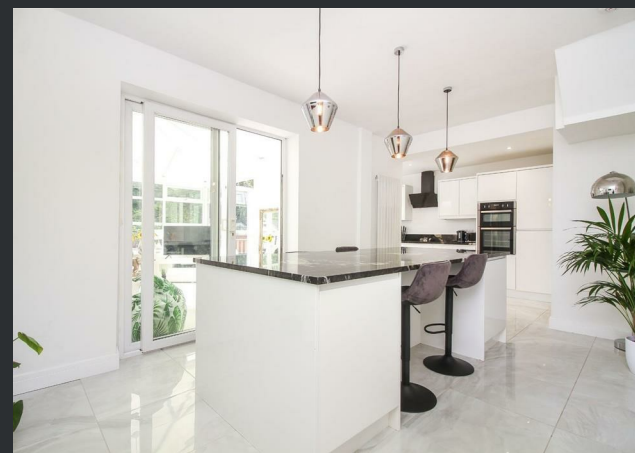
## Offers Over £260,000

Signature North East proudly presents this stunning three-bedroom semi-detached home, situated on the desirable Hollywell Road in North Shields. With its contemporary aesthetics and a captivating conservatory, this property offers a perfect blend of style and comfort. The location is highly convenient, boasting nearby shops, dining options, robust transportation links to the city centre, and reputable schools, making it an ideal choice for families.

Upon entry you are greeted by an elegant living room that is filled with natural light thanks to the lovely bay window, the living room showcases a modern built-in electric fireplace which creates a warm, cosy ambiance. Next is the open-plan kitchen/dining area offering a culinary haven, showcasing sleek white wall and base units along with a large trendy island. Additionally, the kitchen benefits from an integrated fridge freezer, oven, hob, and extractor fan. Via the kitchen/dinner, you have access to the bright and welcoming conservatory, offering a versatile space, perfect for relaxing and overlooking the garden. Connected to the kitchen is a convenient utility room that provides additional storage space.

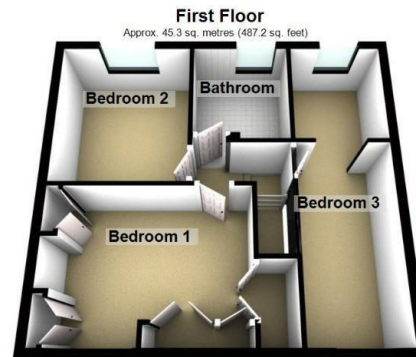
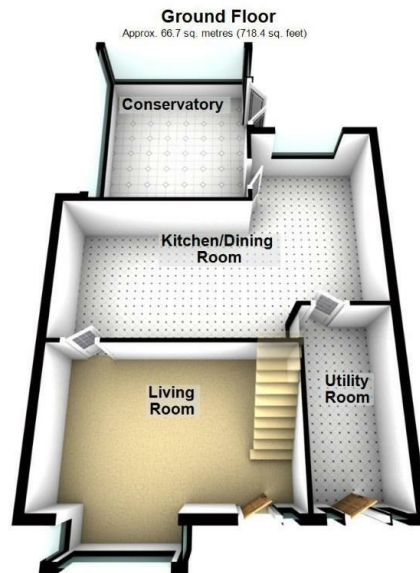
Venturing upstairs, you'll find three generously proportioned bedrooms, each capable of accommodating a double bed and your choice of furnishings. The master bedroom is enhanced by delightful, fitted wardrobes, adding both style and functionality. Completing the upper floor is a beautifully presented family bathroom, featuring elegant tiles and modern black fixtures equipped with a W.C., sink with vanity, bathtub, and walk-in shower.

Externally, the rear of the property features a generous garden, mainly laid to lawn, with the added benefit of a raised decking area and a patio, both perfect for outdoor dining and summer entertaining. To the front, a spacious driveway provides ample off-street parking for multiple vehicles.



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

# PROPERTY FLOORPLAN



Total area: approx. 112.0 sq. metres (1205.6 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  
16'7" x 12'7"

Kitchen / Dining Room  
23'0" x 16'2"

Conservatory  
14'2" x 11'8"

Utility Room  
12'10" x 6'0"


Bedroom One  
13'6" x 10'3"

Bedroom Two  
10'4" x 9'2"

Bedroom Three  
20'9" x 6'5"

Bathroom  
7'3" x 7'1"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(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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