

SIGNATURE

NORTH EAST

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📍 Elsdon Terrace, North Shields NE29 7AS

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Asking Price £80,000

Signature North East presents this well-appointed one-bedroom ground-floor Tyneside flat, previously configured as a two-bedroom flat, located in the heart of North Shields. The area offers an exceptional range of amenities, including the Royal Quays Outlet, the picturesque marina and excellent transport links providing easy access to local towns, the coast and Newcastle city centre. The regenerated Fish Quay is also close by, offering a vibrant mix of elite dining and brasseries.

Entering through the central hallway, you are welcomed into a spacious living room offering ample room for your preferred furnishings, a central fireplace and two handy storage cupboards. The kitchen provides generous workspace with attractive wall and base units complemented by sleek countertops, and leads directly to the rear yard. Integrated appliances include a fridge freezer, oven, gas hob, microwave and washing machine. The property also benefits from new flooring throughout.

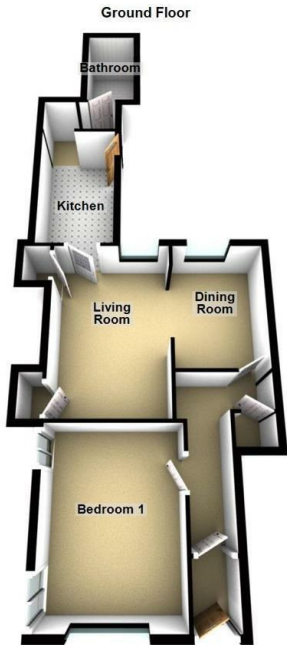
Continuing through the home, you will discover a dining room connected to the living room. This room previously served as a second bedroom and could easily be reinstated if required. At the front of the property sits the main bedroom, capable of accommodating a double bed with additional furnishings, and featuring original coving. Completing the layout is the bathroom fitted with a bathtub with overhead shower, hand basin and W.C.

Externally, this home enjoys a private yard ideal for outdoor furniture and relaxation. On-street parking is also available.



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

PROPERTY FLOORPLAN



Total area: approx. 60.3 sq. metres (648.9 sq. feet)

Measurements:

Living Room
14'4" x 10'4"

Kitchen
11'10" x 6'9"

Dining Room
10'11" x 7'7"

Bedroom
14'4" x 10'9"

Bathroom
7'10" x 4'6"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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