

SIGNATURE

NORTH EAST

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📍 Dockray Square, North shields NE30 1JZ

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Offers Over £360,000

Signature North East welcomes you to this beautifully presented 4-bedroom, mid-terraced property in the sought-after location of North Shields. What truly sets this home apart is its location on Laurel Park - a traditional style park with a central green space. It is rare to find such a peaceful setting in a central location.

This inviting property, thoughtfully renovated, blends modern comfort with timeless charm. The newly extended dining room is ideal for entertaining, while both bathrooms offer a touch of luxury with underfloor heated tiled floors. The home is also just minutes from the breathtaking Northumberland coastline, and the North Shields Metro ensures easy connectivity to Newcastle city centre. Top-rated schools, local shops, cafes, and the vibrant North Shields Fish Quay are all within walking distance, creating a lifestyle of convenience, nature, and community.

Upon entering, you are greeted by a porch area, which also provides access to a handy utility room. Leading to a spacious living room, offering ample space for furnishings and a large window overlooking the front. An open-plan kitchen/dining area follow, providing a perfect space for family meals and entertaining. The kitchen is equipped with attractive wall and base units, sleek countertops, and integrated oven and hob. Electric window blinds are featured in the kitchen and living room. Elegant sliding doors leading out from dining room to the rear garden to complete the space.

On the first floor, you'll find three generously sized bedrooms, each accommodating a double bed and furnishings. The family bathroom includes a bathtub, shower, hand basin, W.C. and heated tiled flooring. The second floor is home to the master bedroom, which benefits from an en-suite bathroom and a floor to ceiling fitted wardrobe. There is also a handy laundry cupboard completing this floor.

Externally, the property features a garden with stones and a decking area, ideal for outdoor furniture. Off street parking is available via a rear driveway accompanied by an electric car charging point, with permit parking on the street. This property offers the perfect blend of modern living and convenience, making it an excellent family home.

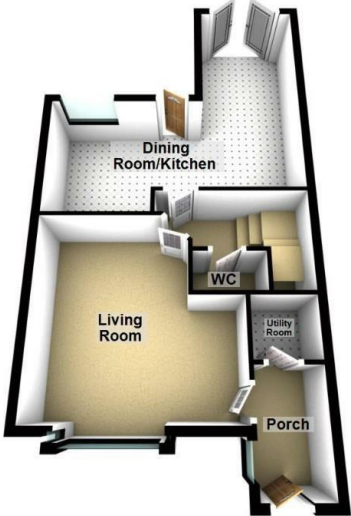
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



PROPERTY FLOORPLAN

Measurements:

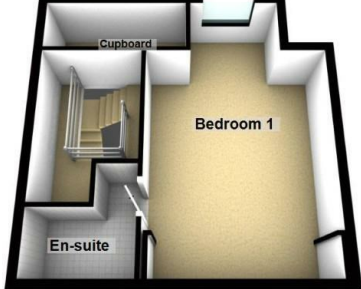
Ground Floor
Approx. 51.8 sq. metres (557.3 sq. feet)



First Floor
Approx. 45.9 sq. metres (494.2 sq. feet)



Second Floor
Approx. 36.2 sq. metres (389.7 sq. feet)



Total area: approx. 133.9 sq. metres (1441.2 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.

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		
	78	82
EU Directive 2002/91/EC		
England & Wales		





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