


SIGNATURE

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 Parkside Crescent, North Shields NE30 4JR

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Offers Over £679,950

Signature North East are proud to present this beautiful four-bedroom semi-detached home, boasting exceptionally modern décor throughout and spacious living, complete with a recent rear extension. Located on the highly sought-after Parkside Crescent, Tynemouth, the property is local to useful amenities such as Tynemouth Park, popular coastal bars and eateries, strong road and transport links, alongside being desirably close to Long Sands Beach, perfect for coastal walks with picturesque views.

Upon entering the property, we are greeted by a spacious hallway which provides access to the principal ground floor rooms and staircase to the first floor. First is the living room, a spacious area for desired furnishings and complete with a bay window. Next is the family kitchen/diner, this open plan space portrays exceptionally stylish décor and access to the rear garden through 8m bi-fold doors, allowing natural light to flood the area. The kitchen area offers plenty of storage space due to the various wall, base, and drawer units, finished in a tasteful glossy teal and paired with wooden worktops. The dining area provides space for a family dining table and other desired furnishings, complete with wood burning fire, creating a cosy and warm atmosphere. Connected is the utility room, offering more storage space along with space for a washing machine and dryer. Finishing off this floor is a handy downstairs W/C.

Leading up to the first floor of the property finds four spacious bedrooms, all offering space for a double bed and other desired furnishings. The master bedroom benefits from ample storage space alongside a partly tiled, three-piece en-suite fitted with wc, floating sink basin and shower. The fourth bedroom offers versatility with the option to be converted into a home office, perfect for those who work from home. Finishing this floor is the fully tiled, four-piece family bathroom fitted with wc, sink, bath, and separate shower.

Externally the property offers a private driveway for off-road parking towards the front. The rear of the property finds a garden complete with a patio area, pergola, easily maintainable artificial grass, a hot and cold outdoor shower, a hot tub and a shed/workshop which is perfect for outdoor storage.

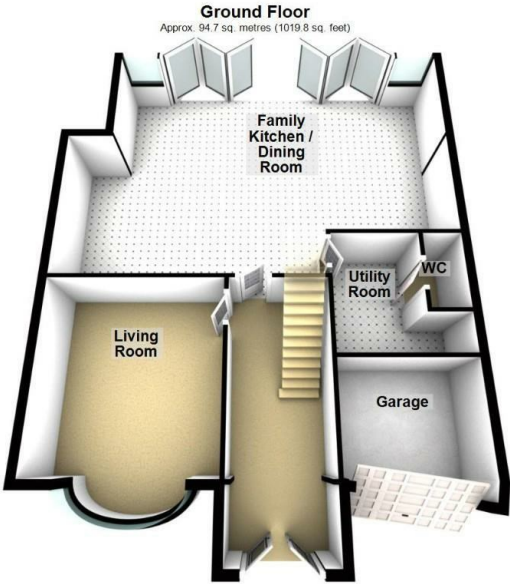
In addition, the house comes with planning permission for a gable end loft conversion with dormer including bi fold doors.

Tenure: Freehold
Council Tax Band: D

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




PROPERTY FLOORPLAN



Total area: approx. 163.6 sq. metres (1761.4 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
15'5" x 12'7"
- Family Kitchen / Dining Room
29'11" x 19'8"
- Utility Room
9'7" x 8'11"
- WC
5'8" x 2'9"
- Bedroom One
18'6" x 9'7"
- En Suite
9'7" x 6'8"
- Bedroom Two
14'4" x 11'9"
- Bedroom Three
12'2" x 11'10"
- Bedroom Four
9'8" x 7'10"
- Bathroom
8'3" x 7'6"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

England & Wales





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