

# SIGNATURE


## NORTH EAST

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 Campville, North Shields NE29 0NR



# Campville, North Shields NE29 0NR

**Offers Over £325,000**

Signature North East welcomes you to this three-bedroom semi-detached home, nestled in a quiet cul-de-sac in North Shields. The property is ideally situated close to a range of local amenities, with easy access to the beautiful North East coastline and the vibrant North Shields Fish Quay, known for its restaurants, bars, and scenic walks.

Upon entering through the porch and hallway, you're welcomed into a spacious living room, filled with natural light thanks to a generous bay window. This flows seamlessly into the dining room, which offers ample space for entertaining and direct access to the rear garden. The kitchen has been thoughtfully upgraded by the current owners and features a range of attractive wall and base units, complemented by sleek granite countertops. Integrated appliances include an extractor hood, oven and hob, with dedicated space for an American-style fridge freezer and washing machine. A convenient WC completes the ground floor.

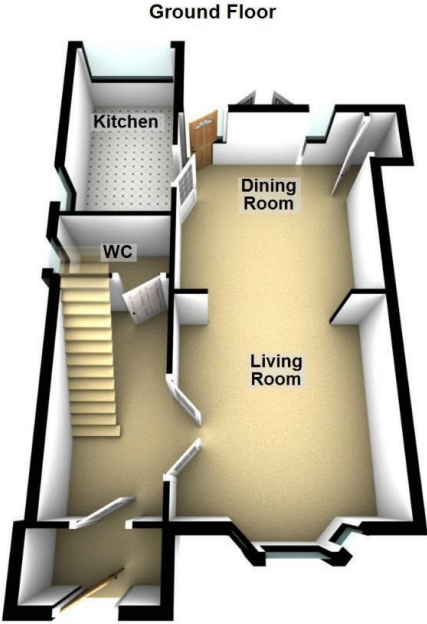
Upstairs, the property offers three spacious double bedrooms, ideal for those seeking flexibility or additional space to work from home. The family bathroom is tastefully fitted and includes a bathtub with overhead shower, wash basin and WC, offering practicality and comfort for everyday living.

Externally, the home boasts a generous rear garden, laid with patio and perfect for enjoying outdoor time in warmer months. Parking is available via an external garage located to the rear of the property. Additionally, plans have been drawn up for a potential future extension, offering exciting scope for those looking to add further space.



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

# PROPERTY FLOORPLAN



Total area: approx. 92.2 sq. metres (992.6 sq. feet)

## Measurements:

Living Room  
12'4" x 12'3"

Dining Room  
12'7" x 12'3"

Kitchen  
12'11" x 6'10"


WC  
3'10" x 6'2"

Bathroom  
5'10" x 7'10"

Bedroom One  
10'8" x 10'6"

Bedroom Two  
10'8" x 10'6"

Bedroom Three  
8'9" x 7'11"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(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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