

SIGNATURE

NORTH EAST

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Ashfield Grove, North Shields NE29 0HS

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Offers Over £200,000

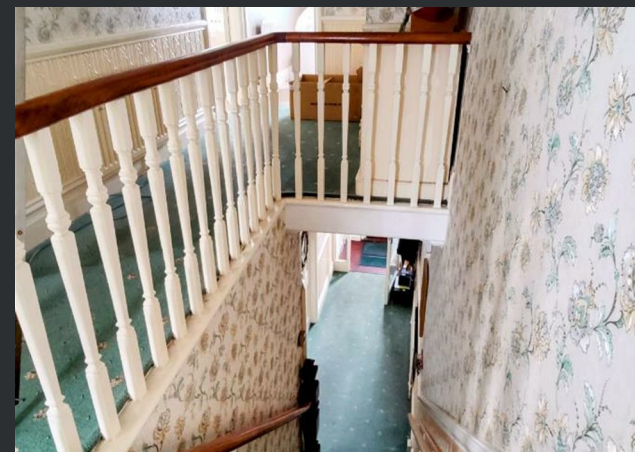
Signature North East welcomes to the market this charming terraced house in Ashfield Grove, North Shields, that is sure to capture your heart! Situated in a lovely neighbourhood, and prime location this property offers a peaceful retreat from the hustle and bustle of city life, this charming terrace Victorian house with two bay windows is perfect for families seeking extra space. Its proximity to schools, parks, coffee shops, the docks for river strolls, Tynemouth Priory, the coastline and the Tyne Tunnel, makes this property an ideal choice.

Upon entering this delightful property, you'll find the ground floor's main rooms. The ample dining room is perfect for formal dinner parties or family meals, offering enough space for all your desired furnishings. Double interior doors lead to the living room, which is bathed in natural light from the bay window. The fireplace serves as the focal point of this spacious area, accommodating your preferred furniture arrangement. Returning to the dining room, you can access the well-appointed kitchen, featuring wall and base units for storage and preparation. From here, step into the sunny backyard from the back porch.

On the first floor, there are three well-appointed bedrooms with built-in wardrobes, easily accommodating double beds. The master bedroom, located at the front of the property, features a bay window. This floor also includes the family bathroom, complete with a walk-in shower, hand basin, and WC. Additionally, the loft has recently undergone work, making it suitable for conversion into a large bedroom. There is ample space available to add an additional staircase to the first-floor landing to access that conversion.

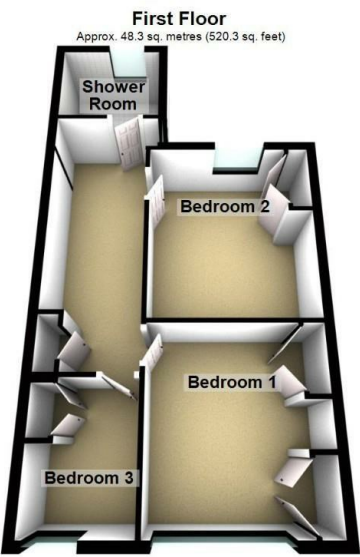
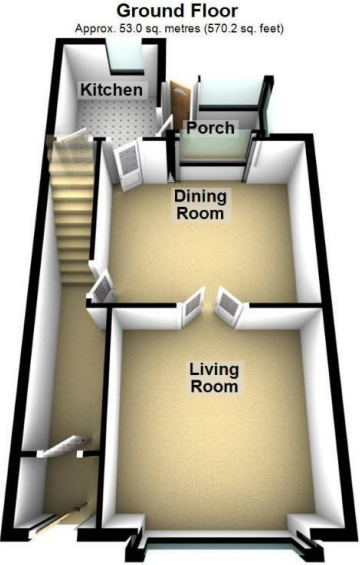
Outside, the property boasts a sunny backyard, ideal for afternoon relaxation. The double garage doors at the back of the property provides off-road parking, with additional permit parking available on this quiet street.

Don't miss the opportunity to make this house your home and add your personal touches. Call us today and book your viewing.



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

PROPERTY FLOORPLAN



Total area: approx. 101.3 sq. metres (1090.5 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
13'3" x 12'6"

Dining Room
14'7" x 12'2"

Kitchen
8'7" x 7'4"


Conservatory
7'10" x 4'11"

Bedroom One
12'3" x 11'2"

Bedroom Two
12'6" x 11'2"

Bedroom Three
8'10" x 6'6"

Shower Room
7'4" x 5'11"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>62</div>	<div>82</div>
(81-91) B		
(69-80) C		
(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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