

# SIGNATURE

## NORTH EAST

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Haswell Gardens, North Shields NE30 2DP

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## Offers In The Region Of £162,500

Signature North East is delighted to present this charming two-bedroom terrace property located on Haswell Gardens in North Shields. The surrounding area has an array of amenities, featuring exceptional cafes, shops, and bars. Moreover, the nearby metro ensures convenient transportation links to both the coast and the bustling Newcastle city centre.

Upon entering the property, you'll be greeted by an inviting hallway leading to the spacious living room. Enhanced by an ornate fireplace, the living room exudes a cosy and welcoming ambiance, providing ample space for versatile furnishings. Transitioning to the dining kitchen, the area is equipped with wall and base units for optimal storage. A dining table can be accommodated alongside French doors, infusing the room with abundant natural light.

Ascending to the upper floor, a small hallway provides access to the two bedrooms and the bathroom. The master bedroom stands out, offering generous space for a double bed and additional furnishings. The bathroom features a bath, WC, and sink for added convenience.

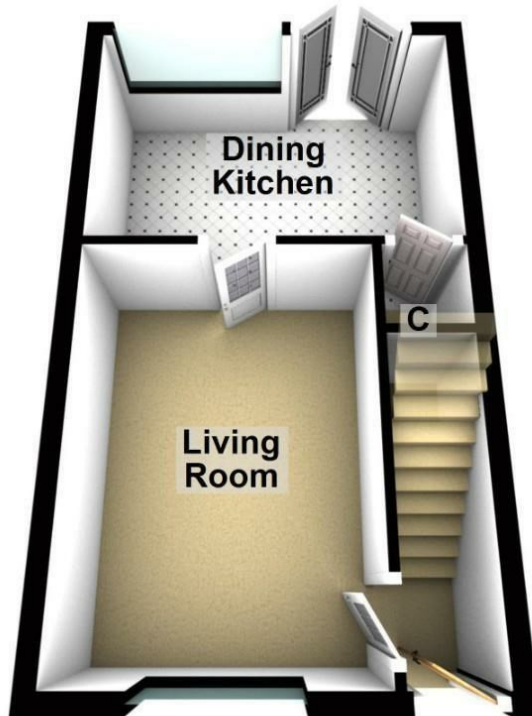
Externally, the property boasts a rear lawn garden complemented by a paved patio—perfect for outdoor furniture for enjoyment and relaxation. The front of the property features a grassy area, elevating its curb appeal.



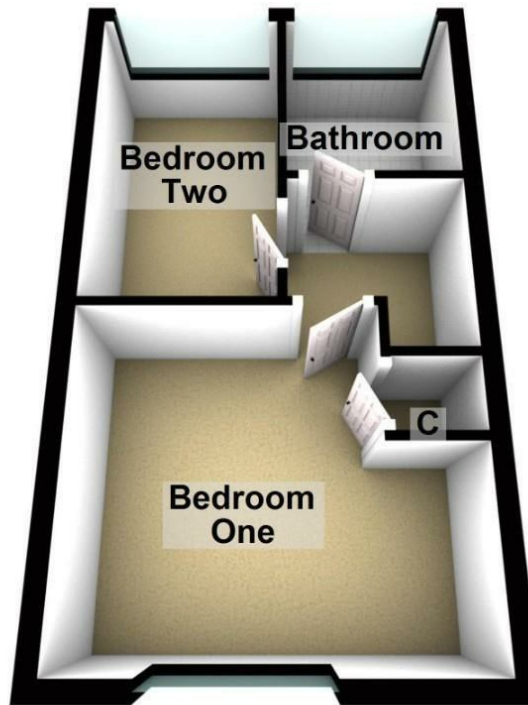
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

Ground Floor



First Floor



Please be advised the floorplans are not drawn to scale and are to be used to give an ideal of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

LIVING ROOM  
13'8" x 9'8"

DINING KITCHEN  
12'11" x 8'7"

BEDROOM ONE  
12'11" x 10'11"

BEDROOM TWO  
11'5" x 6'5"

BATHROOM  
6'6" x 6'3"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC







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