

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Hollywell Road, North Shields NE29 7NL

Hollywell Road, North Shields NE29 7NL

Offers Over £260,000

Signature North East proudly presents this stunning three-bedroom semi-detached home, situated on the desirable Hollywell Road in North Shields. With its contemporary aesthetics and a captivating conservatory, this property offers a perfect blend of style and comfort. The location is highly convenient, boasting nearby shops, dining options, robust transportation links to the city centre, and reputable schools, making it an ideal choice for families.

Upon entry you are greeted by an elegant living room that is filled with natural light thanks to the lovely bay window, the living room showcases a modern built-in electric fireplace which creates a warm, cosy ambiance. Next is the open-plan kitchen/dining area offering a culinary haven, showcasing sleek white wall and base units along with a large trendy island. Additionally, the kitchen benefits from an integrated fridge freezer, oven, hob, and extractor fan. Via the kitchen/dinner, you have access to the bright and welcoming conservatory, offering a versatile space, perfect for relaxing and overlooking the garden. Connected to the kitchen is a convenient utility room that provides additional storage space.

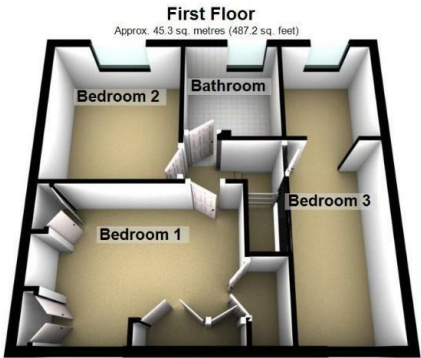
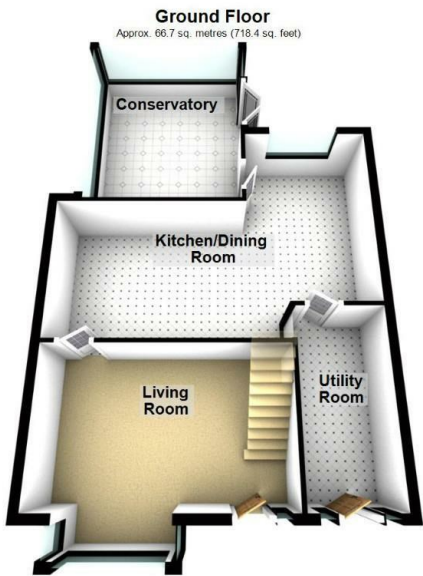
Venturing upstairs, you'll find three generously proportioned bedrooms, each capable of accommodating a double bed and your choice of furnishings. The master bedroom is enhanced by delightful, fitted wardrobes, adding both style and functionality. Completing the upper floor is a beautifully presented family bathroom, featuring elegant tiles and modern black fixtures equipped with a W.C., sink with vanity, bathtub, and walk-in shower.

Externally, the rear of the property features a generous garden, mainly laid to lawn, with the added benefit of a raised decking area and a patio, both perfect for outdoor dining and summer entertaining. To the front, a spacious driveway provides ample off-street parking for multiple vehicles.



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

PROPERTY FLOORPLAN



Total area: approx. 112.0 sq. metres (1205.6 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
16'7" x 12'7"

Kitchen / Dining Room
23'0" x 16'2"

Conservatory
14'2" x 11'8"

Utility Room
12'10" x 6'0"

Bedroom One
13'6" x 10'3"

Bedroom Two
10'4" x 9'2"

Bedroom Three
20'9" x 6'5"

Bathroom
7'3" x 7'1"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

England & Wales





More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk)



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News