

# SIGNATURE

## NORTH EAST

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





 Hackworth Way, North Shields NE29 6WT

## Hackworth Way, North Shields NE29 6WT

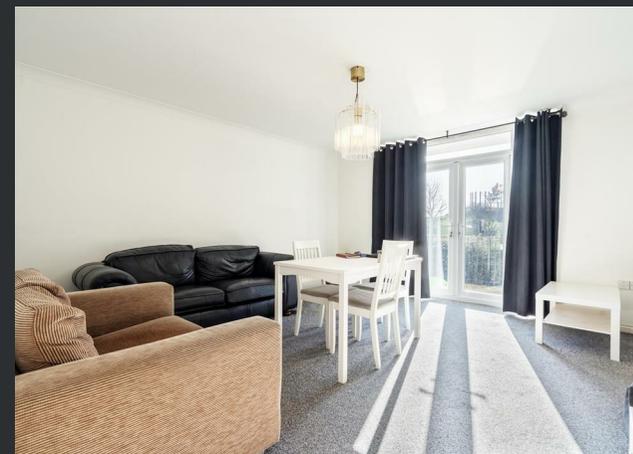
**Asking Price**  
**£120,000**

Signature North East proudly presents this well-positioned two-bedroom ground floor flat, located on the outskirts of Seaton Deleval. Situated within the popular Brandling Court development in North Shields, the property enjoys a convenient location close to the vibrant Royal Quays Marina and the shops and leisure facilities of the Royal Quays Shopping Outlet. Excellent transport links are nearby, including North Shields Metro Station providing straightforward access to Newcastle upon Tyne, while the nearby coastline at Tynemouth and Cullercoats offers scenic walks and beautiful beaches.

Upon entering the property, you are welcomed into a spacious living room offering ample space for a variety of furnishings, creating a comfortable and versatile living environment. French doors allow natural light to fill the room and lead out to the front patio area. The kitchen provides plenty of storage through a range of wall and base units, complemented by generous countertop space for food preparation. Integrated appliances include an oven and hob, providing practicality for everyday cooking.

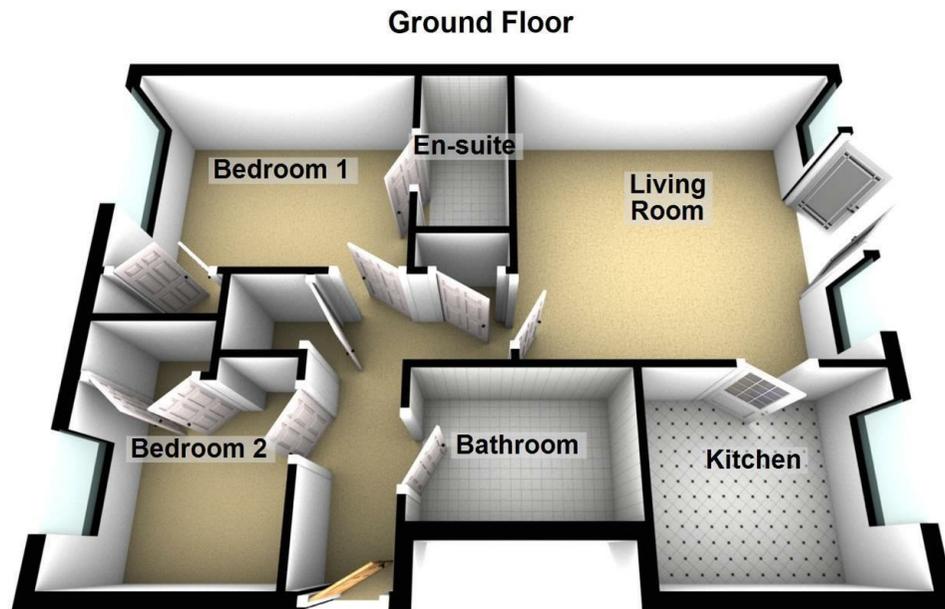
Continuing through the property, you will discover two generously sized bedrooms, both of which can comfortably accommodate a double bed along with additional furnishings. Each bedroom benefits from fitted cupboards offering useful storage space. Bedroom one further features an en-suite comprising a shower, W.C. and hand basin. Completing the accommodation is the bathroom, fitted with a bathtub, hand basin and W.C.

Externally, the home benefits from a patio area to the front, perfect for outdoor furniture and relaxing in the warmer months. The property also offers allocated parking, providing additional convenience for residents.



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

# PROPERTY FLOORPLAN



Total area: approx. 55.7 sq. metres (599.6 sq. feet)

## Measurements:

Living Room  
13'7" x 14'2"

Kitchen  
7'8" x 9'5"

Bedroom One  
9'5" x 12'4"

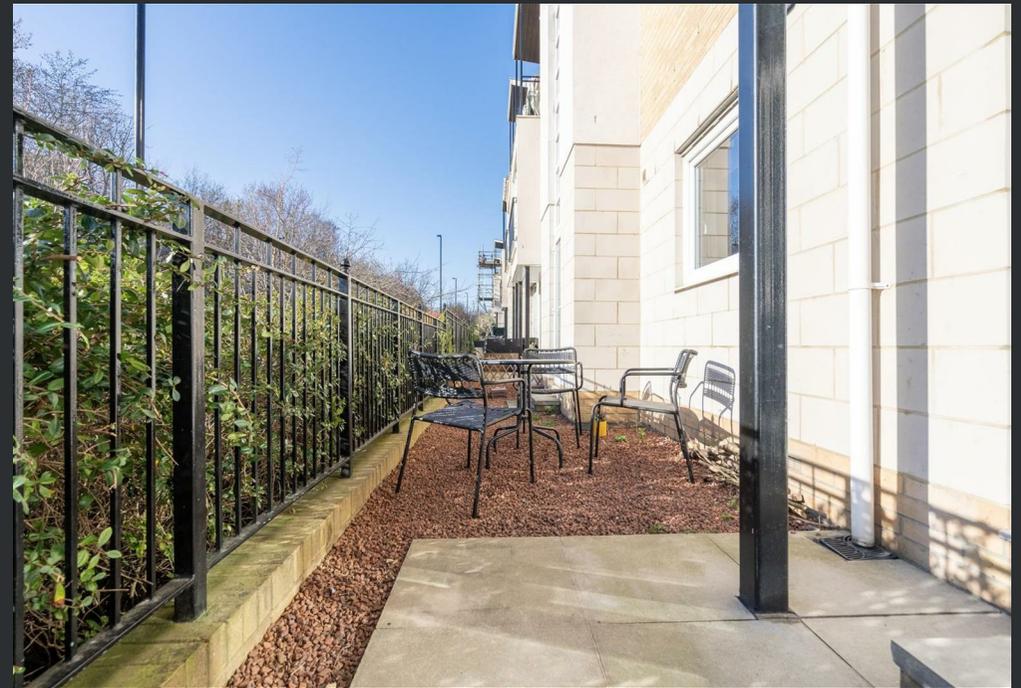
En Suite  
3'10" x 7'7"

Bedroom Two  
8'3" x 7'6"

Bathroom  
7'8" x 5'8"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





More 5 Star Customer Reviews than any other Agent based in the North East on 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 - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News