

# SIGNATURE

## NORTH EAST

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 Bolam Avenue, North Shields NE30 3PX



# Bolam Avenue, North Shields NE30 3PX

**Asking Price**  
**£270,000**

Signature North East is delighted to welcome to the market this three-bedroom, semi-detached property set on a generous corner plot on Bolam Avenue within the ever-popular Marden Estate. The location offers a superb range of amenities including local shops, cafés and schools, alongside excellent road and transport links. Tynemouth Village is also within easy reach, home to an array of independent shops, vibrant bars, restaurants and the award-winning Long Sands beach.

Upon entering, you are greeted by a central hallway leading first to the spacious living room, offering ample room for desired furnishings. A large window fills the space with natural light, and a modern fireplace adds a stylish focal point. The open-plan living and dining area provides an ideal family space, with the dining area comfortably accommodating a dining table. Double doors open into the cosy conservatory, perfect for relaxing. The kitchen provides a wealth of storage via wall and base units, complemented by generous counter space. Adjacent to the kitchen sits a large utility room, complete with a convenient W.C.

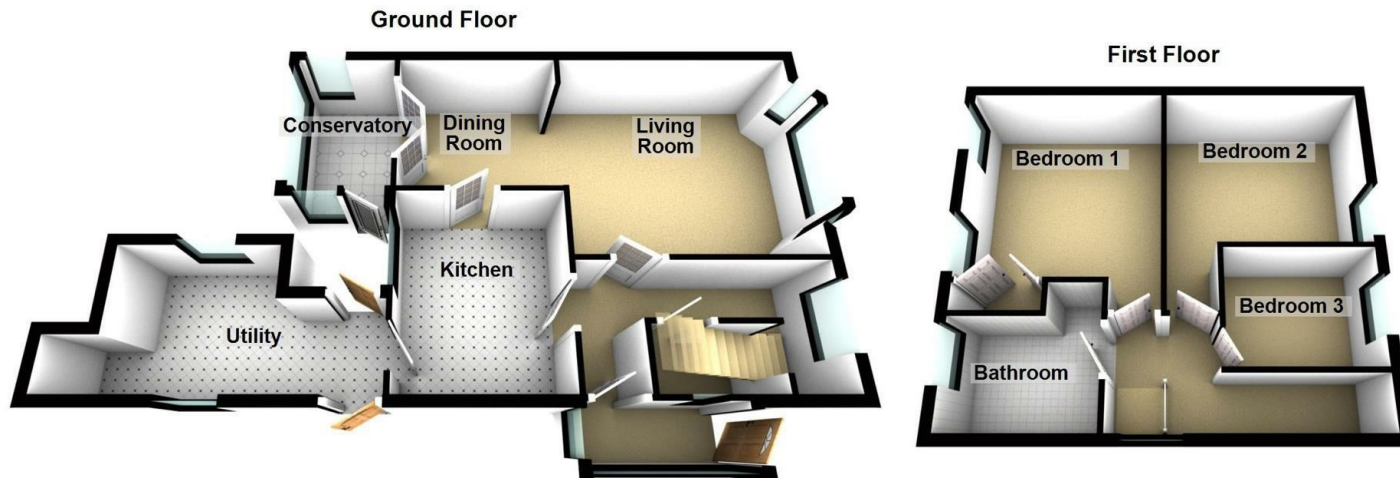
As you ascend to the first floor, you will find three well-proportioned bedrooms. Bedrooms one and two easily accommodate a double bed along with additional furnishings, while bedroom three is well-suited for a single bed and further furniture. Finishing this floor is the family bathroom, equipped with a bathtub, shower, hand basin and W.C.

Externally, this home boasts a paved patio garden to the rear, ideal for outdoor seating, alongside a lawned garden to the side. Completing the property is a large driveway to the front, offering plentiful off-street parking. The property further benefits from solar panels with electricity sold back to the grid, battery storage for use during colder months, and an electric vehicle charging point for added convenience.



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

# PROPERTY FLOORPLAN



Total area: approx. 106.5 sq. metres (1146.1 sq. feet)

## Measurements:

Living Room  
13'9" x 12'8"

Dining Room  
8'7" x 9'4"

Kitchen  
11'2" x 9'3"

Conservatory  
9'0" x 5'10"

Utility  
17'7" x 7'11"

Bedroom One  
13'8" x 11'8"

Bedroom Two  
9'9" x 11'8"

Bedroom Three  
6'11" x 8'7"

Bathroom  
8'5" x 5'11"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>79</b>	
(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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