


# SIGNATURE

## NORTH EAST

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





 Northumberland Square, North Shields NE30 1PX

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**Offers Over £210,000**

Signature North East welcomes you to this beautifully presented two-bedroom apartment, ideally located in North Shields. Set in a prime location, this property offers the perfect balance of modern living and convenience. Situated close to the popular North Shields Fish Quay, residents can enjoy a range of nearby local schools, shops, and eateries, along with excellent transport connections including ferries, public transport, and key road networks, making it ideal for a wide variety of buyers.

As you enter the apartment through the central hallway, you are guided into a bright and spacious open-plan living room and kitchen diner. With large windows on both sides, the space is flooded with natural light, creating a warm and welcoming atmosphere. The kitchen boasts an abundance of storage through attractive wall and base units, all enhanced by sleek countertops. This highly functional space also features a full range of integrated appliances, including a dishwasher, washing machine, dryer, microwave, oven and hob, and fridge freezer.

Continuing through the apartment, you'll find two generously sized bedrooms, both capable of accommodating a double bed along with additional furnishings. Each room offers a comfortable and versatile living space to suit a range of needs. Completing the property is a modernised bathroom, finished to a high standard and comprising a bathtub, shower, hand basin, and W.C., offering both comfort and practicality.

Externally, this home offers immediate access to the beautifully maintained green space of Northumberland Square, perfect for enjoying peaceful surroundings right on your doorstep. Further benefits include off-street parking via a gated car park, with one allocated space and a permit for additional on-street parking, ensuring convenience for residents and their visitors alike.



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

# PROPERTY FLOORPLAN



## Measurements:

Living Room / Kitchen Diner  
24'2" x 15'6"


Bedroom One  
14'4" x 9'3"

Dressing Room  
9'5" x 4'1"

Bedroom Two  
12'11" x 10'9"

Bathroom  
9'5" x 9'4"

## 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>		
(55-68) <b>D</b>	62	62
(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 	





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