

# SIGNATURE

## NORTH EAST

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📍 Commissioners Wharf, North Shields NE29 6DN



# Commissioners Wharf, North Shields NE29 6DN

**Offers Over £325,000**

Signature North East is delighted to welcome to the market this immaculately presented four bedroom terraced house, located within the sought after residential area of the Royal Quays Marina, North Shields. The property showcases stunning, contemporary decor throughout, with modern features, presenting a welcoming family home in this wonderful location, only a stones throw away from the

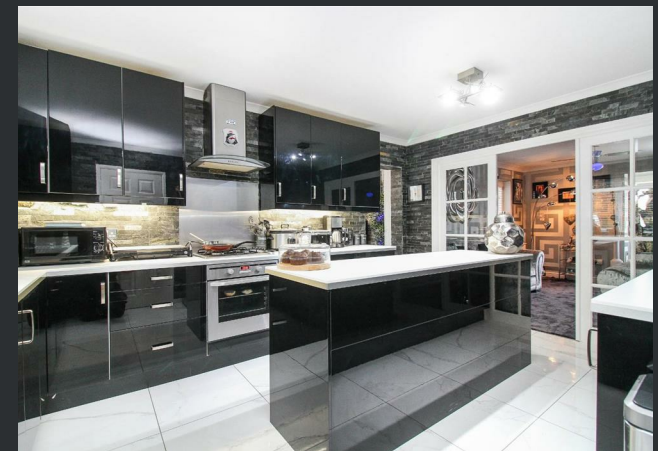
The property begins with a welcoming entrance hall, providing access to the main rooms of the ground floor and to the first floor landing from the staircase. The ground floor begins with access into a large breakfasting kitchen, showcasing a wealth of high gloss units and a central breakfasting/dining island with contrasting worktops.

To the rear of the kitchen there is an open plan aspect into the living room with a large, central bay window, allowing for a flood of natural light to fill the room during the day. Also leading from the kitchen is the well presented dining room, with further access into the utility room for additional storage.

Up to the first floor of the property are the four generously sized bedrooms, all of which offer attractive decor and provide versatility to be used as an office or study room if needed. Completing the home is the four piece bathroom, with a separate bath and shower unit.

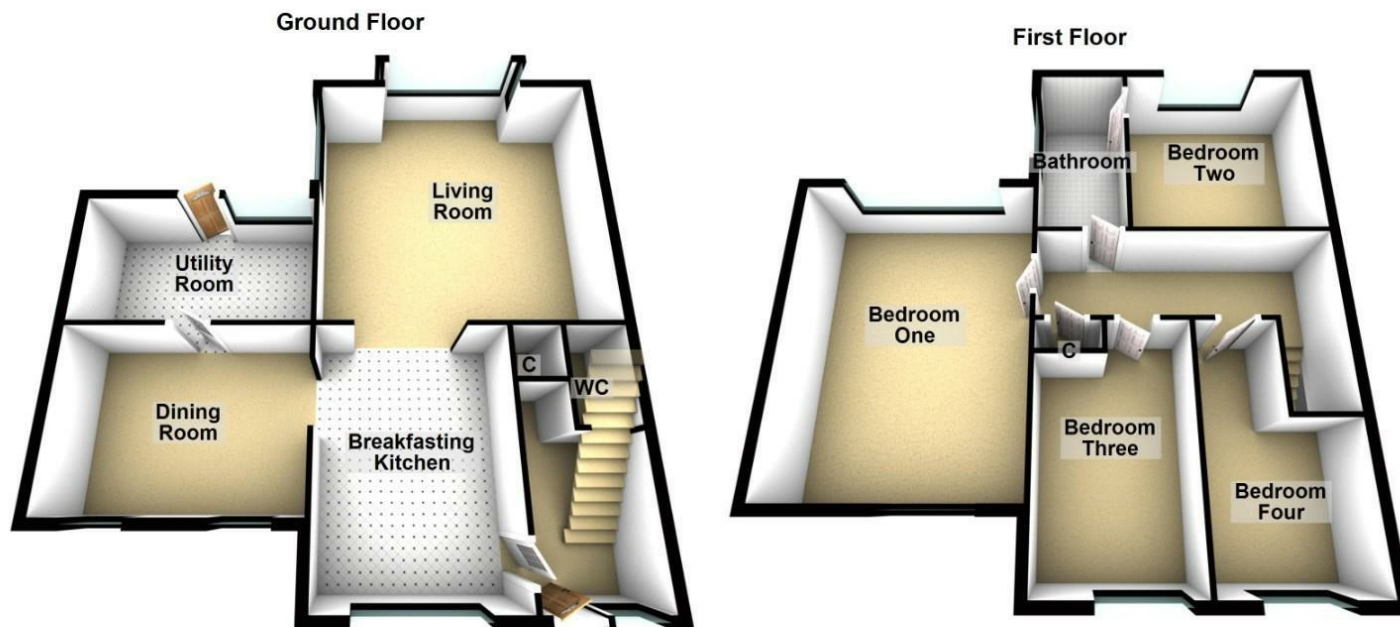
Externally, there is a block paved driveway to the front, providing off street parking, and a large decked area to the rear with a beautiful view over the Royal Quays Marina.

North Shields offers a wide range of amenities including the regenerated North Shields Fish Quay which showcases a cosmopolitan mix of elite dining and brasseries. The attractively developed picturesque marina and Royal Quays outlet is also nearby, along with the popular Tynemouth Village. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre.



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

# PROPERTY FLOORPLAN



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  
17'10 x 17'1

BREAKFASTING KITCHEN  
14'11 x 11'0

DINING ROOM  
14'3 x 10'6

FAMILY ROOM  
14'3 x 10'11

UTILITY ROOM

WC

BEDROOM ONE  
16'11 x 13'11

BEDROOM TWO  
12'0 x 11'9

BEDROOM THREE  
12'4 x 8'10

BEDROOM FOUR  
12'4 x 8'10

BATHROOM  
11'0 x 5'7

## Energy Efficiency Rating

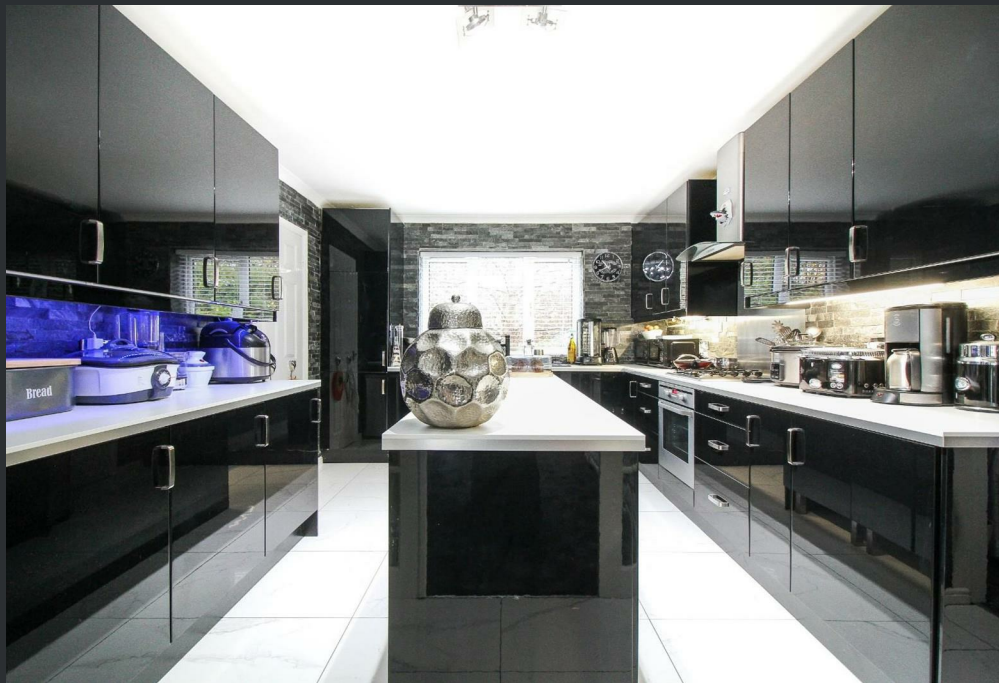
|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>  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