

# SIGNATURE


## NORTH EAST

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







 Windmill Avenue, North Shields NE29 8BF



# Windmill Avenue, North Shields NE29 8BF

**Asking Price**  
**£400,000**

We are delighted to welcome to the market this impressive four-bedroom detached home, located in the sought-after area of North Shields. Set within a great location, the property benefits from a wide range of local amenities and excellent transport links, providing easy access to neighbouring towns, the coast, and Newcastle City Centre. North Shields Fish Quay, with its vibrant selection of cafés and restaurants, is only a short drive away, while the popular Tynemouth Village is also nearby, offering an elite range of eateries and the award-winning Long Sands Beach.

Upon entering the home, you are welcomed into a central hallway that provides access to a convenient downstairs w.c. To the left sits a spacious living room with large windows, filling the space with natural light and offering ample room for desired furnishings. To the right, an open-plan kitchen and dining area offers a great space for entertaining and can comfortably accommodate a dining table. The kitchen is fitted with stylish wall and base units, sleek worktops, and integrated appliances including a fridge freezer, dishwasher, and washing machine. French doors lead out to the rear garden, while a separate utility room offers additional convenience and external access.

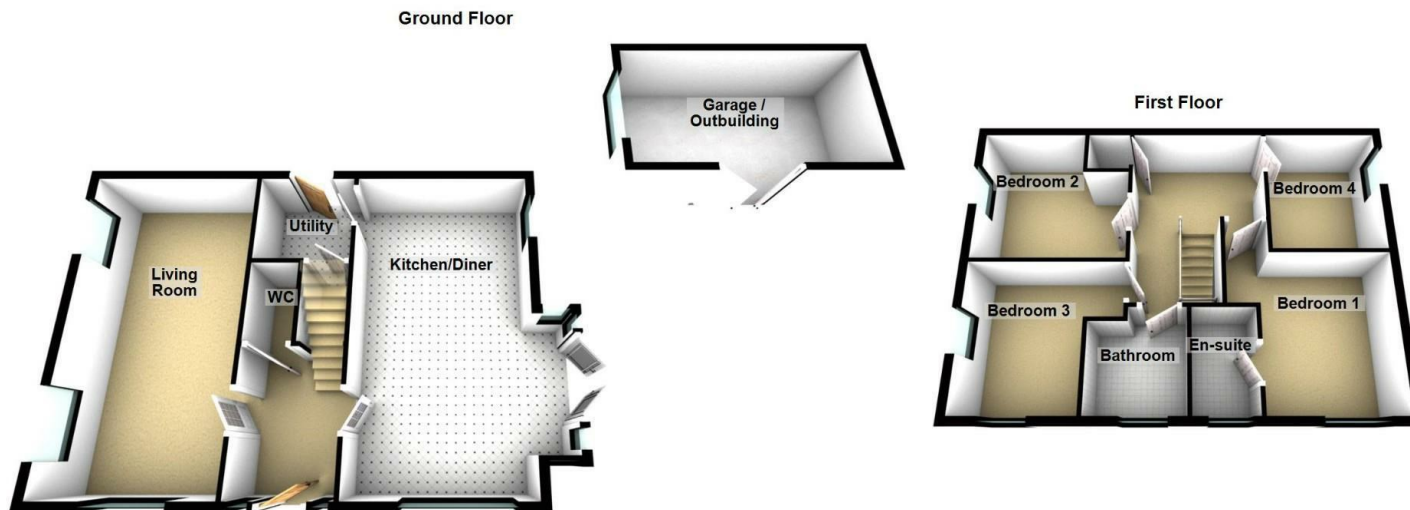
To the first floor are four well-proportioned bedrooms. Bedrooms one, two and three can all comfortably fit a double bed and additional furnishings, while bedroom four suits a single bed. The main bedroom benefits from an en-suite shower room, complete with shower, w.c., and hand basin. Completing this floor is a family bathroom fitted with a bathtub, hand basin and w.c.

Externally, this home enjoys a generous garden laid to lawn with a patio area ideal for outdoor furniture. A garage/ outbuilding, currently used as an office, featuring patio doors and skylight windows overlooks the garden. Additionally there is a driveway which provides off-street parking for up to three vehicles.



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

# PROPERTY FLOORPLAN



Total area: approx. 141.1 sq. metres (1518.2 sq. feet)

## Measurements:

Living Room  
21'5" x 11'3"

Kitchen / Diner  
21'5" x 11'10"

WC  
3'2" x 5'4"

Utility  
6'1" x 6'7"

Bedroom One  
7'8" x 9'7"

En - Suite  
4'9" x 6'6"

Bedroom Two  
10'4" x 11'3"

Bedroom Three  
10'8" x 6'6"

Bedroom Four  
9'6" x 8'5"

Bathroom  
6'10" x 7'4"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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











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