

# SIGNATURE

## NORTH EAST

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







📍 Norham Road, North Shields NE29 7AR



# Norham Road, North Shields NE29 7AR

**Offers Over £65,000**

We are delighted to present this three-bedroom flat, ideally located in the sought-after coastal area of North Shields. This property offers an excellent opportunity for investors or first-time buyers seeking a home in a vibrant and convenient location.

The accommodation briefly comprises a bright and spacious living/dining room, a well-appointed kitchen, two generously sized bedrooms, and a modern bathroom. Designed with functionality and comfort in mind, this flat is ready for its next owner to make it their own.

Externally, the property benefits from on-street parking to the front and enjoys close proximity to an array of local amenities, including reputable schools and shopping facilities. The popular Royal Quays Outlet and the scenic North Shields Marina are just a short distance away, providing a wealth of leisure and retail options.

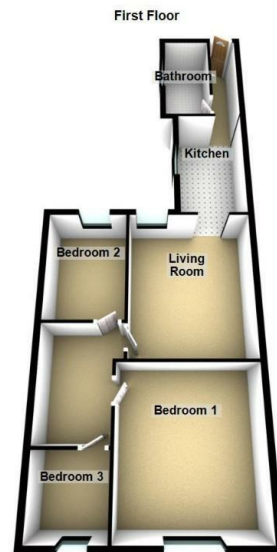
North Shields is perfectly positioned for those who value connectivity and lifestyle. With excellent road links to Newcastle city centre, neighbouring towns, and the coast, as well as the regenerated Fish Quay.

Council Tax Band: A  
Tenure: Freehold

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 idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
14'8" x 12'0"

Kitchen  
12'0" x 6'10"

Bedroom One  
14'7" x 13'1"

Bedroom Two  
11'0" x 7'9"

Bedroom Three  
7'1" x 6'9"

Bathroom  
10'4" x 5'0"

## 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>                                                                                              | <b>71</b> | <b>76</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