


# SIGNATURE

## NORTH EAST

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 Abbots Way, North Shields NE29 8LX

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## Offers In The Region Of £489,950

Signature North East is thrilled to welcome to the market this impressive four-bedroom detached home, ideally located in North Shields. The property sits within a highly desirable area, offering a wealth of amenities to enjoy. Nearby, residents will find parks and green spaces perfect for leisure and recreation, along with numerous schools, making it an excellent setting for families. Transport links are also superb, with regular bus services and easy access to key road networks, ensuring convenient connections for commuting and travel.

Upon entering, you are welcomed into a central hallway, which also provides access to a ground floor w.c. The spacious living room is filled with natural light from a large front-facing window and offers plenty of room for furnishings, with double doors leading to the separate dining room. The dining area features French doors that open directly onto the rear garden, ideal for entertaining. The kitchen provides ample space to accommodate a dining table, fitted with a range of base units and generous countertop space. Integrated appliances include an oven and hob, with the added benefit of a utility room offering exterior access and entry into the garage.

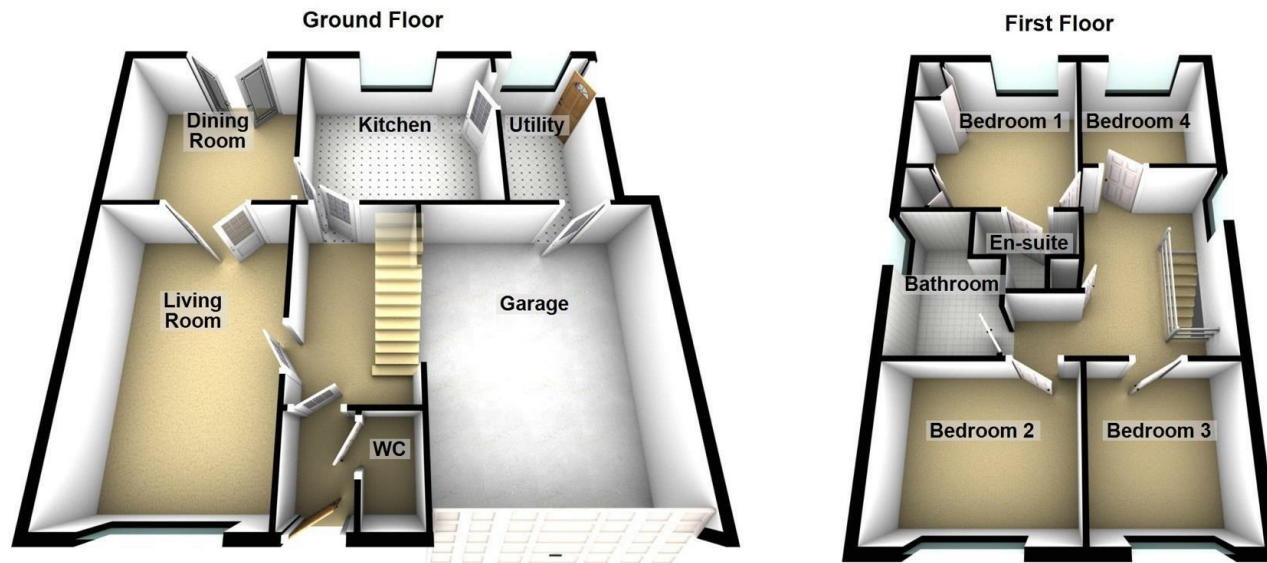
The first floor hosts four well-proportioned bedrooms. The primary suite features built-in wardrobes and a private en-suite, complete with a shower, w.c., and hand basin. Bedrooms two and three can comfortably accommodate double beds and furnishings, while bedroom four is well-suited to a single bed with additional furniture. Completing this level is the family bathroom, fitted with a bathtub, hand basin, and w.c., providing convenience for all.

Externally, this home enjoys a generous corner plot with a large lawned garden and ample patio space, perfect for outdoor dining or relaxation. To the front, a driveway provides off-street parking for two vehicles, along with an attached garage for additional storage.



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

# PROPERTY FLOORPLAN



Total area: approx. 145.4 sq. metres (1565.6 sq. feet)

## Measurements:

Living Room  
18'0" x 11'8"

Dining Room  
11'3" x 11'7"

Kitchen  
11'3" x 12'11"

Utility  
11'3" x 6'5"

WC  
3'4" x 5'9"

Bedroom One  
11'9" x 9'0"

En - Suite  
6'2" x 2'9"


Bedroom Two  
8'11" x 10'9"

Bedroom Three  
8'11" x 8'8"

Bedroom Four  
8'6" x 8'9"

Bathroom  
8'10" x 6'2"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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