

SIGNATURE

NORTH EAST

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📍 Hackworth Way, North Shields NE29 6WT

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**Asking Price
£120,000**

Signature North East proudly presents this well-positioned two-bedroom ground floor flat, located on the outskirts of Seaton Deleval. Situated within the popular Brandling Court development in North Shields, the property enjoys a convenient location close to the vibrant Royal Quays Marina and the shops and leisure facilities of the Royal Quays Shopping Outlet. Excellent transport links are nearby, including North Shields Metro Station providing straightforward access to Newcastle upon Tyne, while the nearby coastline at Tynemouth and Cullercoats offers scenic walks and beautiful beaches.

Upon entering the property, you are welcomed into a spacious living room offering ample space for a variety of furnishings, creating a comfortable and versatile living environment. French doors allow natural light to fill the room and lead out to the front patio area. The kitchen provides plenty of storage through a range of wall and base units, complemented by generous countertop space for food preparation. Integrated appliances include an oven and hob, providing practicality for everyday cooking.

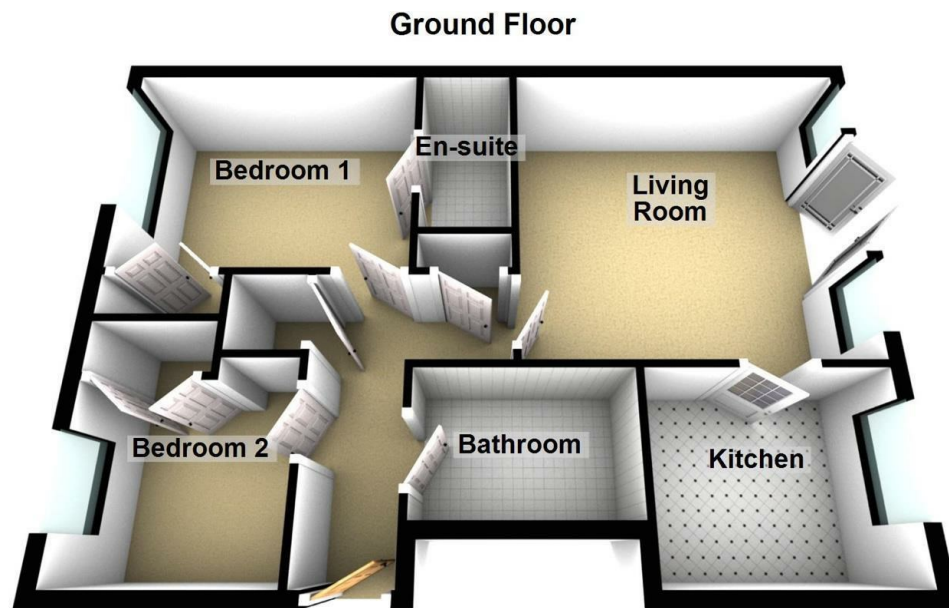
Continuing through the property, you will discover two generously sized bedrooms, both of which can comfortably accommodate a double bed along with additional furnishings. Each bedroom benefits from fitted cupboards offering useful storage space. Bedroom one further features an en-suite comprising a shower, W.C. and hand basin. Completing the accommodation is the bathroom, fitted with a bathtub, hand basin and W.C.

Externally, the home benefits from a patio area to the front, perfect for outdoor furniture and relaxing in the warmer months. The property also offers allocated parking, providing additional convenience for residents.



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

PROPERTY FLOORPLAN



Total area: approx. 55.7 sq. metres (599.6 sq. feet)

Measurements:

Living Room
13'7" x 14'2"

Kitchen
7'8" x 9'5"

Bedroom One
9'5" x 12'4"

En Suite
3'10" x 7'7"

Bedroom Two
8'3" x 7'6"

Bathroom
7'8" x 5'8"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		





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