

# SIGNATURE

## NORTH EAST

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 Percy Gardens, North Shields NE30 4HH

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## Offers Over £430,000

Signature North East welcomes you to Percy Gardens, Tynemouth. This three-bedroom maisonette is set in a highly desirable location, combining the tranquillity of coastal living with the convenience of city life - making it a perfect place to call home or invest in. The property presents a fantastic opportunity for buyers looking to modernise and add value through redecoration and cosmetic improvements. With a solid structural foundation and numerous essential upgrades already completed, the home offers a blank canvas for personalisation and future return. Similar properties on the street have been enhanced by turning front dormer rooms into floor-to-ceiling windows and adding Juliet balconies—providing a clear blueprint for potential. The property has undergone several improvements, including re-roofing and re-pointing, a full electrical rewire (with integrated fire and smoke alarms), new double glazing throughout, and a gas central heating system featuring a wireless, phone-controlled combi boiler with an ongoing annual maintenance contract. The property is well maintained, with no issues identified in a recent full survey. It offers the new owner the opportunity to put their own stamp on the décor to suit their style and a lease extension is available on request.

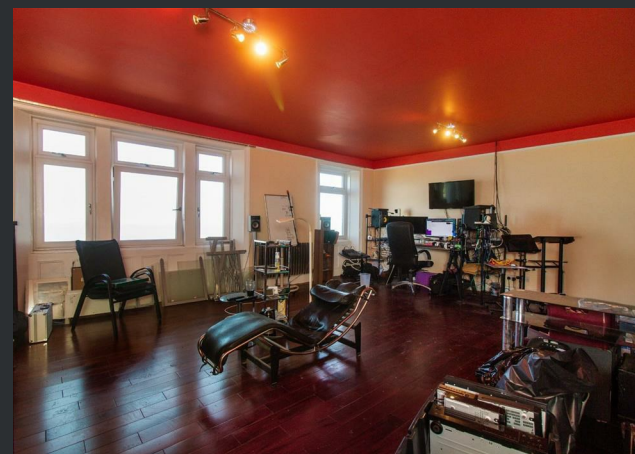
Enjoy the benefits of coastal living with stunning sea views, scenic coastal walks, and excellent local amenities for daily convenience. The area is well-served by reputable schools, parks, and green spaces. Transport links ensure easy access to neighbouring towns, with major road networks further enhancing connectivity. Tynemouth boasts some of the best beaches in the region, including Longsands and King Edward's Bay—perfect for sunbathing, surfing, and beach sports. The popular Tynemouth Market adds to the area's charm, offering a vibrant hub for shopping and socialising. Tynemouth Metro Station provides direct links to Newcastle and surrounding areas, making commuting easy for residents.

Upon entering, the spacious living room provides ample space for your preferred furnishings and features two large windows that offer uninterrupted sea views—an idyllic spot to relax or spend time with loved ones. The adjacent kitchen and dining area provide direct access to the rear, making it perfect for hosting family and friends. The kitchen currently offers generous base units and counter space for meal preparation.

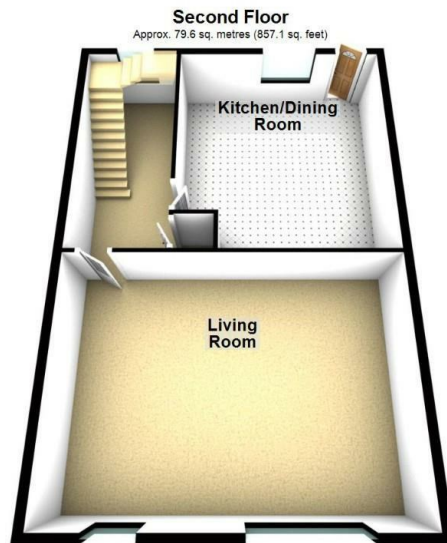
On the upper level, you will find three well-appointed double bedrooms, each offering ample space for furnishings and versatile use as a guest room, home office, or children's room. A shower room completes this floor. Positioned on the second and third floors, the maisonette benefits from an abundance of natural light and spectacular sea views.

Parking is available via resident-only bays on the street in front of the property. Adjacent streets also have resident-only parking restrictions on weekends.

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



# PROPERTY FLOORPLAN



Total area: approx. 141.1 sq. metres (1518.8 sq. feet)

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  
24'0" x 17'7"

Kitchen / Dining Room  
17'8" x 16'4"


Bedroom One  
14'10" x 11'3"

Bedroom Two  
12'4" x 11'3"

Bedroom Three  
10'11" x 10'10"

Shower Room  
7'8" x 7'6"

## 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>		
(55-68) <b>D</b>	<b>64</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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