

SIGNATURE

NORTH EAST

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 Glanton Road, North Shields NE29 8LJ

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Offers Over £200,000

Signature North East welcome to the market this well presented three-bedroom, semi-detached home situated in Glanton Road, North Shields. This freehold property is surrounded by local amenities, highly regarded schooling and is only a short drive away from the beautiful North East coastline.

Comprising of entrance porch and hallway, into the open plan living/dining room, with dual aspect to maximise the natural daylight, engineered wood flooring, ample entertaining space and access to the rear garden via french doors. The garage has been converted to the kitchen, and really is a great space, with vaulted ceiling, modern floor and wall units, feature oven and space for casual dining. There is also the home office/playroom on the ground floor.

Up to the first floor with the master bedroom to the front, an additional double bedroom to the rear and the third bedroom currently used as a dressing room. The family bathroom is clean and bright, fully tiled and modern with the waterfall shower over the bath.

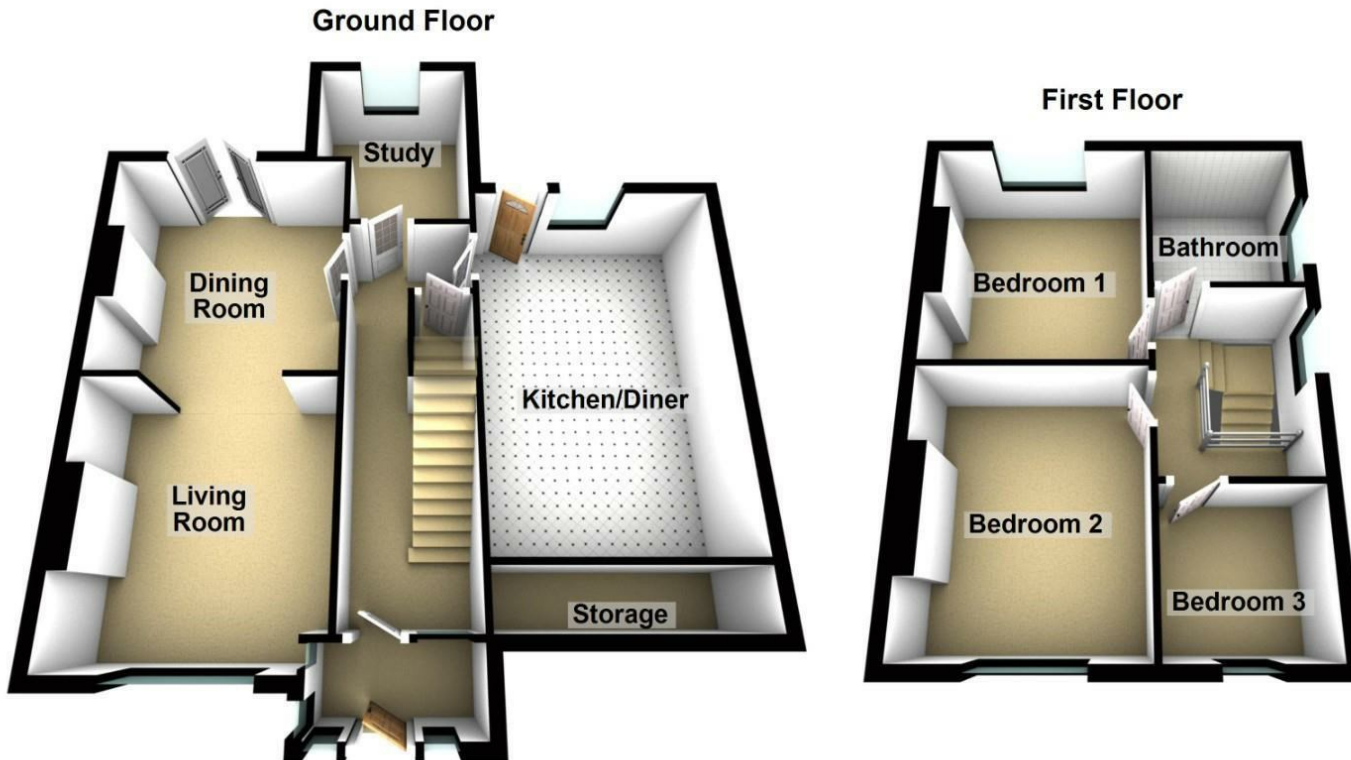
Externally there is a large private garden, mostly laid to lawn with a patio area for outside entertaining. To the front, there is driveway parking and storage behind the roller shutter garage door.

North Shields offers a wide range of amenities with the popular Royal Quays Outlet located nearby along with the attractively developed picturesque marina. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre, as well as the regenerated North Shields fish quay which showcases a cosmopolitan mix of elite dining and brasseries.



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

Measurements:

Living Room
12'5" x 11'6"

Dining Room
11'7" x 11'6"

Kitchen / Diner
17'11" x 9'2"

Study
9'5" x 7'1"


Bedroom 1
11'6" x 10'7"

Bedroom 2
11'5" x 10'6"

Bedroom 3
7'0" x 6'8"

Bathroom
7'6" x 6'7"

Energy Efficiency Rating

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





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