

# SIGNATURE

## NORTH EAST

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📍 Coast Road, North Shields NE29 7PQ

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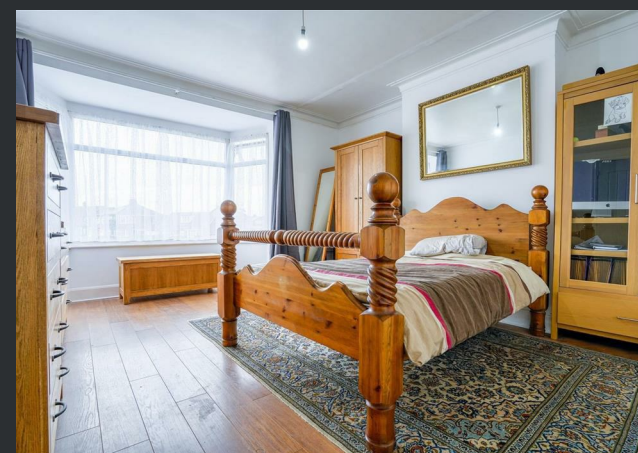
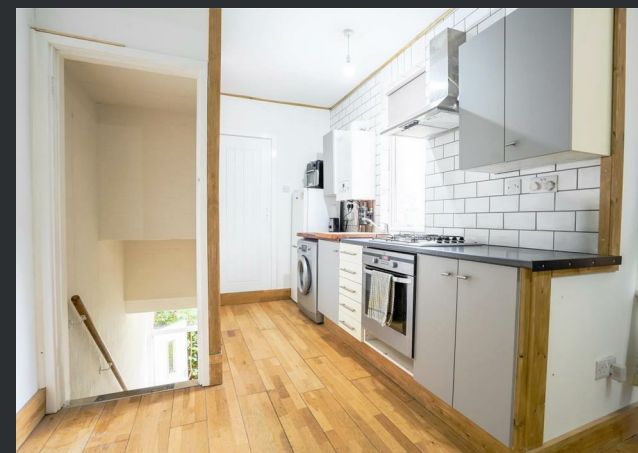
## Offers Over £110,000

Signature North East is delighted to welcome to the market this well-presented three-bedroom upper floor Tyneside flat, ideally located in North Shields. This charming home is set in a great location, offering generously sized rooms and excellent proximity to the stunning North East coastline. With convenient access to the Coast Road, you'll find yourself well-connected to Newcastle City Centre, and within a ten-minute drive of North Shields town centre. This property presents an excellent opportunity for first time buyers.

Step inside and you're welcomed by a spacious open plan living area, flooded with natural light. This versatile space easily accommodates your preferred furnishings, creating an inviting setting for relaxation or entertaining. The kitchen is fitted with an abundance of wall and base units, complemented by generous countertop space, and offers access to a rear garden, ideal for enjoying the outdoors.

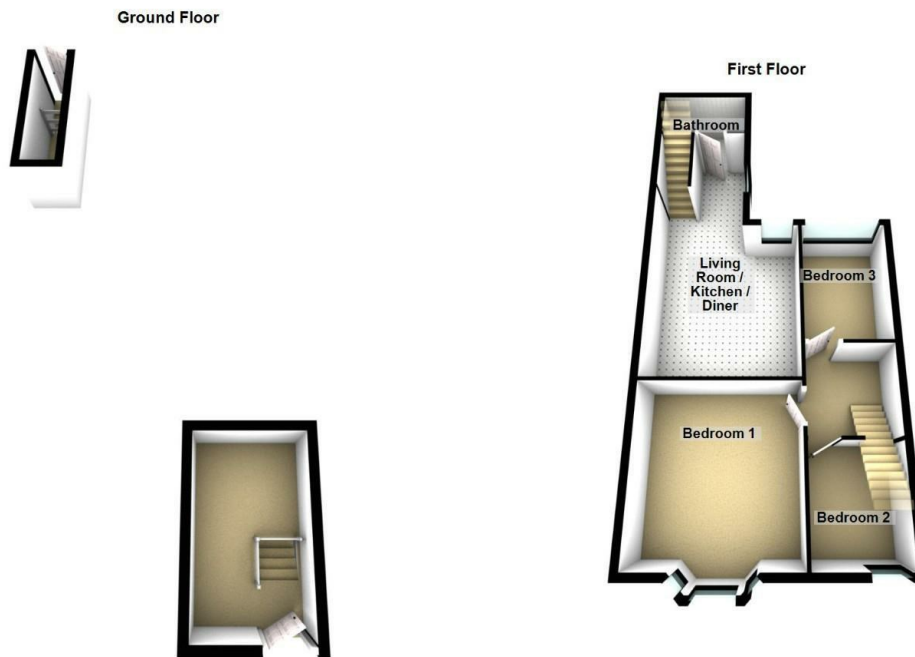
As you continue through the property, you'll find three generously sized bedrooms, each capable of accommodating a double bed along with additional furnishings to suit your needs. Completing the home is a well-appointed bathroom, equipped with a bathtub, overhead shower, hand basin and W.C., providing everything you need for comfortable daily living.

Externally, the property boasts access to a rear yard, which, while not owned as part of the property, is available for recreational use as permitted by the lease—ideal for outdoor seating or potted plants. On-street parking is also available to the front of the property, adding further convenience to this fantastic home.



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

# PROPERTY FLOORPLAN



Total area: approx. 77.9 sq. metres (838.7 sq. feet)

## Measurements:

Living Room / Kitchen / Diner  
24'8" x 13'2"


Bedroom One  
13'9" x 13'2"

Bedroom Two  
9'1" x 7'5"

Bedroom Three  
10'11" x 7'5"

Bathroom  
8'2" x 4'3"

## 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>                            |   |           |
| (55-68) <b>D</b>                            |   | <b>63</b> |
| (39-54) <b>E</b>                            | <b>46</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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