

# SIGNATURE

## NORTH EAST

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Talbot Road, South Shields NE34 0RF

Signature North East welcomes you to this stylish three-bedroom terraced home, ideally located in the popular West Harton area of South Shields. The property combines traditional features that add charm and character with a convenient setting close to local amenities and green spaces. Tyne Dock Metro Station provides excellent transport links across the region, making it well suited to a variety of buyers.

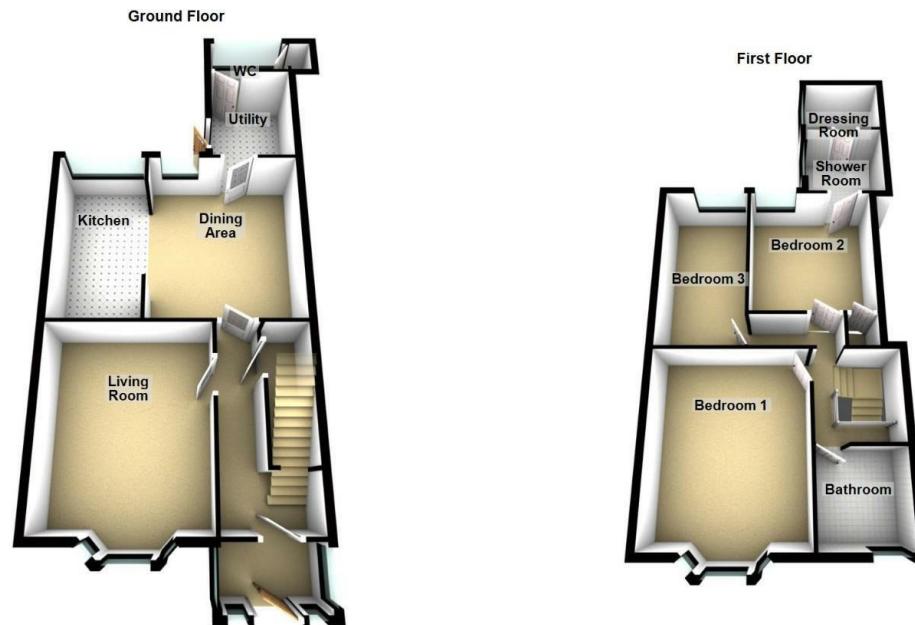
Step into the welcoming porch and hallway, where stunning herringbone flooring and stylish panelling create an immediate sense of modern sophistication. The spacious living room continues this design and is bathed in natural light from the large bay window. The original ceiling rose and picture rail add a touch of charm, beautifully complementing the contemporary finishes. To the rear, the generous dining area provides a designated space for hosting and entertaining, flowing seamlessly into the kitchen. The kitchen features attractive wall and base units with sleek countertops and has been recently painted, complete with new skirting boards. The ground floor is further enhanced by a utility room, WC and a neatly concealed boiler cupboard.

Rising to the first floor, which is newly carpeted throughout, you'll find three well-proportioned bedrooms. The principal bedroom enjoys a large bay window and fitted wardrobes, while bedroom two also benefits from fitted wardrobes alongside an en suite shower room and dressing room. The third bedroom has recently been plastered and freshly painted, offering a versatile space to suit a range of needs. Completing the accommodation is the family bathroom, fitted with a bathtub, overhead shower, wash basin and WC.

Externally, the property benefits from a spacious rear yard finished with a resin covering, creating a low-maintenance outdoor space ideal for both entertaining and everyday use. Off-street parking is available via the rear yard, which is fitted with electric shutters, adding both convenience and security.



# PROPERTY FLOORPLAN



Total area: approx. 105.8 sq. metres (1138.4 sq. feet)

## Measurements:

Living Room  
15'0" x 12'8"

Kitchen  
14'4" x 7'1"

Dining Area  
14'6" x 6'6"

Utility  
9'0" x 7'6"

WC  
3'0" x 7'0"

Bedroom One  
14'9" x 12'4"

Bedroom Two  
11'8" x 10'10"

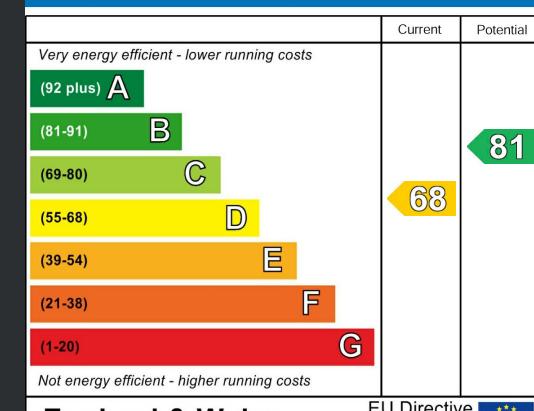
Shower Room  
6'11" x 6'10"

Dressing Room  
5'6" x 7'0"

Bedroom Three  
14'8" x 7'3"

Bathroom  
7'3" x 7'5"

## Energy Efficiency Rating







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