SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

The Broadway

NORTH SHIELDS, NE30 3TA

OFFERS IN THE REGION OF

£725,000

4 BEDROOMS · 3 BATHROOMS · 3 RECEPTIONS

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THE PROPERTY

The Broadway

OFFERS IN THE REGION OF £725,000 · FREEHOLD

Signature North East is delighted to introduce this meticulously renovated and extended 4-bedroom detached home to the market. This stunning residence perfectly epitomises comfortable modern living with proximity to essential amenities. Boasting a great location, it is just a 10-minute walk from the picturesque Long Sands Beach, offering convenience to excellent restaurants, shops, Tynemouth Aquarium, and schools. This property stands as an amazing opportunity for families.

Upon entering this exquisite property, you are greeted by a welcoming vestibule that leads to a central hallway, accompanied by a conveniently located W.C. The journey begins in the living room, bathed in natural light emanating from the large bay window. Progressing further, you step into the impressive recently extended kitchen/dining room, where natural light floods through three sets of bi-fold doors and a spacious skylight. The kitchen boasts ample storage space with modern, attractive wall and base units, complemented by sleek countertops. A focal point is the large, beautiful central island, fully equipped with integrated appliances, including a double and single oven, microwave, fridge freezer, and coffee machine. An attached utility room adds convenience to this well-appointed kitchen. Moving towards the dining area, you'll find ample space for a family dining table and additional living furnishings, creating the perfect setting for entertaining. This area seamlessly transitions to the sitting room, a versatile space ready to be transformed to suit your needs.

Ascending to the first floor, you will find four generously sized bedrooms, each easily accommodating a double bed along with your preferred furnishings. Two of these bedrooms boast their own en-suite facilities. The Master bedroom reigns supreme, featuring an ideal dressing room tailored to meet your needs. Completing the first floor is the bathroom, which includes a bathtub, hand basin, and W.C.
Externally, at the rear of the home, awaits a generously sized back garden adorned with astroturf, raised decking, and a paved patio area—all enhanced by an array of mature plants and greenery. This garden is an idyllic retreat for the summer months. Additionally, the property provides off-street parking through a triple driveway, coupled with the convenience of being situated on a private road.





KEY FEATURES

- Four-bedroom detached home
- Renovated and extended throughout
- Living room with large bay window
- Extended kitchen/diner with bi-folds
- Ground floor WC
- Landscaped rear garden & patio
- Triple driveway on a private road
- 10-minute walk to Long Sands Beach

- Council Tax Band F
- EPC Rating C









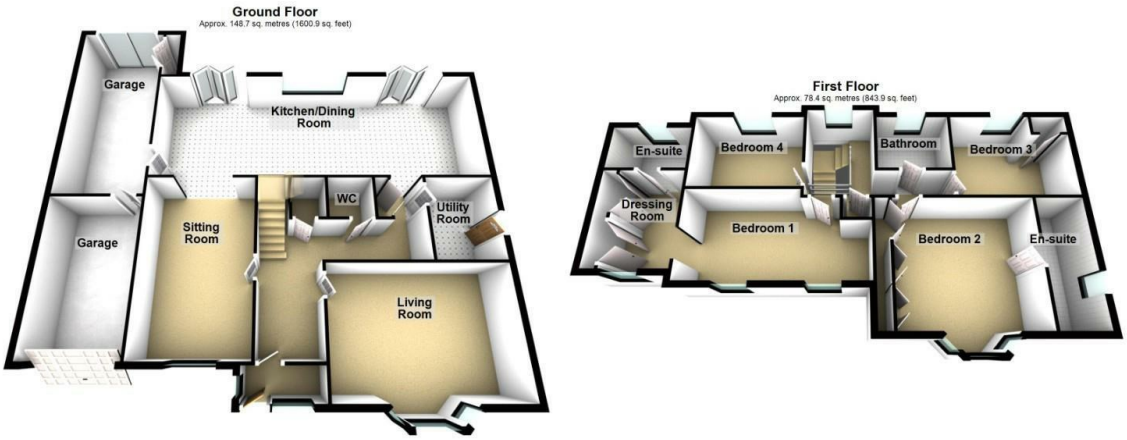


ACCOMMODATION

Room Dimensions

Living Room	5.39 x 3.76 (17'8" x 12'4")
Sitting Room	5.89 x 3.43 (19'3" x 11'3")
Kitchen / Dining Room	10.94 x 3.89 (35'10" x 12'9")
Utility Room	2.69 x 2.1 (8'9" x 6'10")
WC	1.4 x 1.33 (4'7" x 4'4")
Bedroom One	5.47 x 2.58 (17'11" x 8'5")
Dressing Room	3.01 x 2.43 (9'10" x 7'11")
En Suite	2.43 x 1.41 (7'11" x 4'7")
Bedroom Two	4.59 x 3.77 (15'0" x 12'4")
En Suite	3.77 x 0.72 (12'4" x 2'4")
Bedroom Three	3.6 x 2.7 (11'9" x 8'10")
Bedroom Four	3.4 x 2.42 (11'1" x 7'11")
Bathroom	2.23 x 1.8 (7'3" x 5'10")

FLOOR PLAN



Total area: approx. 227.1 sq. metres (2444.8 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.

These particulars are a guide only and do not form part of any offer or contract. Measurements are approximate. Signature North East Limited · Company No. 08183094 · Member of The Property Ombudsman.