

# SIGNATURE

## NORTH EAST

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Gardner Park, North Shields NE29 0EZ

# Gardner Park, North Shields NE29 0EZ

**Offers Over £118,000**

Available for sale within Gardener Park, North Shields is this 1999 terraced two-bedroom home. Surrounded by well regarded local schooling, this is a great opportunity for those looking for a family home in this popular area, close to the North East Coastline and has many links into Newcastle Upon Tyne.

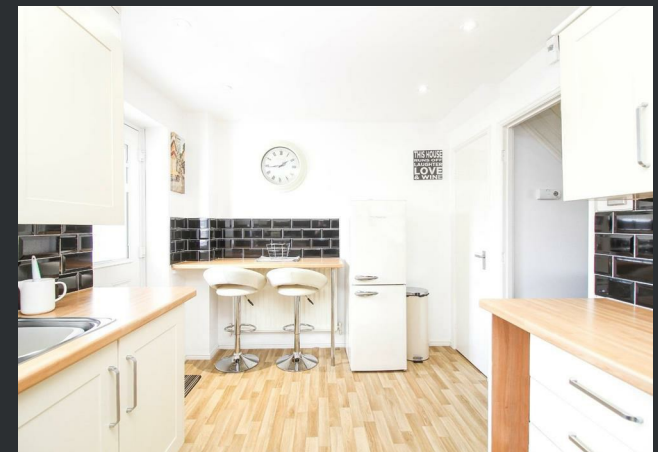
This charming property is accessed via the living room, with immediate access to the first floor landing via a grey tone carpeted staircase. Through an opening in the living room is the kitchen/ diner which offers a range of neutral tone fitted storage units installed in 2017, a convenient breakfasting bar and integrated appliances including an electric oven and hob. From the kitchen there is access out to the rear yard.

The first floor boasts one single bedroom fitted with a sliding door wardrobe, one double bedroom with a storage cupboard and a bright white three-piece bathroom with a shower attachment fitted in the bath.

From the first floor is access to the partly boarded, insulated loft.

Included in the exterior, is a well-kept rear garden partially paved and partially lawn. The garden is South-West facing, meaning the garden will get the most sunlight as the sun sets and rises. To the front of the property is a paved driveway, providing off-street parking for one vehicle.

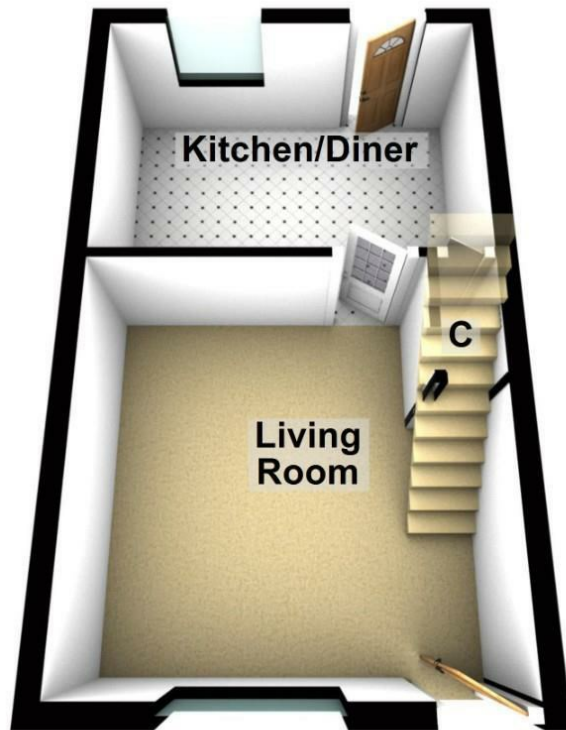
North Shields offers a wide range of amenities with the popular Royal Quays Outlet located nearby along with the attractively developed picturesque marina. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre, as well as the regenerated North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



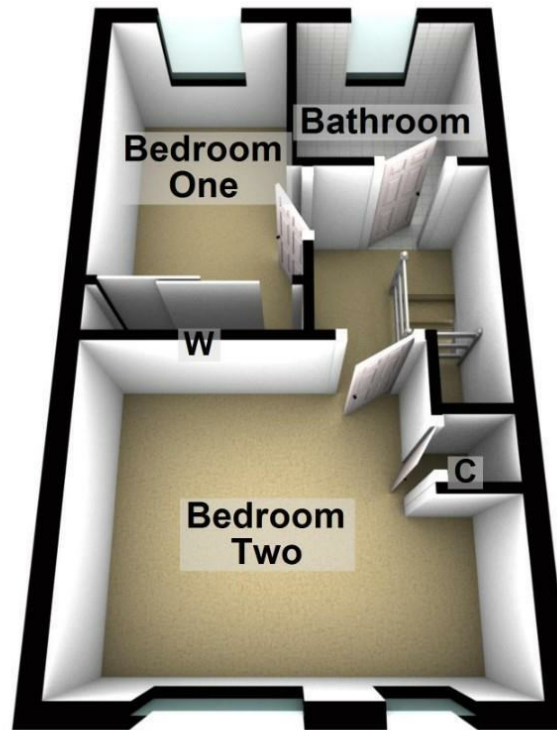
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

Ground Floor



First Floor



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  
12'6" x 12'3"

KITCHEN/ DINER  
12'5" x 8'7"

BEDROOM ONE  
9'6" x 12'6"

BEDROOM TWO  
12'6" x 9'6"

BATHROOM  
6'2" x 5'4"

## Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 92        |
| (81-91) <b>B</b>                            | 75      |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC







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