

SIGNATURE

NORTH EAST

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📍 Hexham Close, North Shields NE29 8BJ

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Asking Price
£169,950

Signature North East is delighted to welcome to the market this charming two-bedroom terraced home, perfectly positioned in North Shields. An excellent choice for first-time buyers or young families, this property boasts generous rooms and a fantastic location. Situated close to the stunning North East coastline, residents will also enjoy easy access to a wide selection of shops, cafés, and essential amenities. The home is well-served by strong transport links, including the A1058, offering direct routes to the coast and into Newcastle city centre. Families will also benefit from being within reach of several well-regarded schools.

Upon entering the property, you are welcomed into the hallway, which leads first into the kitchen. This well-presented space is fitted with an attractive range of base and wall units, complemented by sleek worktops and integrated appliances, including a gas hob and electric oven. From here, step into the spacious living room, offering ample space for desired furnishings and featuring a central fireplace as a focal point. Sliding doors open into a conservatory, currently used as a dining room, which fills with natural light and provides direct access to the rear garden.

To the first floor, you will find two generously sized bedrooms, each able to comfortably accommodate a double bed along with additional furnishings. Completing this level is the family bathroom, equipped with a bathtub, shower, hand basin, and W.C., providing a practical and well-designed space for everyday use.

Externally, this home offers a private rear garden with a generous patio area, ideal for outdoor furniture. To the front, you will find a garage for additional storage or parking, with further on-street parking available for residents and visitors.



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

PROPERTY FLOORPLAN



Total area: approx. 81.7 sq. metres (879.0 sq. feet)

Measurements:

Living Room
19'0" x 5'8"

Kitchen
10'8" x 8'7"

Conservatory
6'11" x 9'7"

Bedroom One
10'11" x 14'10"

Bedroom Two
12'7" x 6'3"

Bathroom
6'7" x 5'8"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





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