

# SIGNATURE

## NORTH EAST

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📍 Whitby Street, North Shields NE30 2HU

# Whitby Street, North Shields NE30 2HU

**Offers Over £299,950**

Signature North East welcomes you to this wonderful three-bedroom end-terraced home, perfectly positioned in the heart of North Shields. Originally built in the 1870s, the property enjoys an enviable location with a wealth of amenities right on the doorstep, including a great selection of shops, bars and restaurants. The picturesque Northumberland Park offers peaceful green space just moments away, while the vibrant North Shields Fish Quay and the beautiful King Edward's Bay are also close by. Excellent transport links are available via both North Shields and Tynemouth Metro stations, providing convenient access across the region.

Step through the entrance hallway into the inviting living room, offering ample space for furnishings and featuring a charming fireplace along with a large window that fills the room with natural light. The modern kitchen, installed in July this year, showcases attractive wall and base units complemented by sleek countertops, alongside integrated appliances including a dishwasher, washing machine, fridge-freezer, microwave and wine fridge. A spacious conservatory offers additional living space and provides access to the rear yard via elegant French doors.

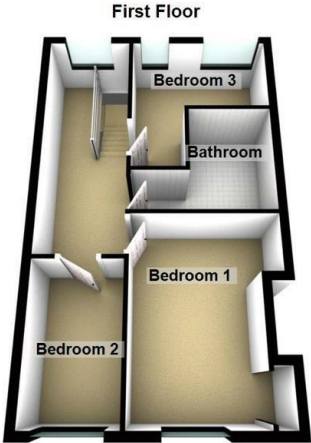
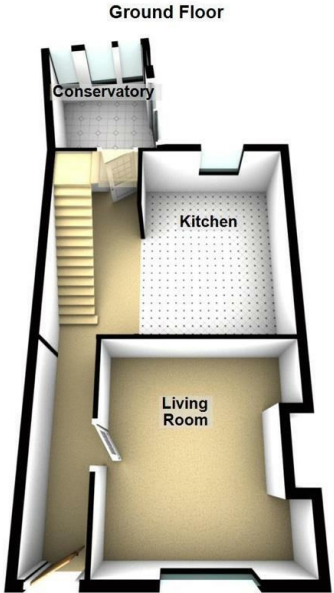
Ascending to the first floor, you'll find three well-proportioned bedrooms, with the principle being a generous double. The stylish family bathroom, installed towards the end of last year, completes this level and features a bath with overhead shower, wash basin and WC.

Externally, the property boasts a well-sized back yard, beautifully enhanced by a 30-year-old cherry blossom tree that blossoms each spring, creating a fresh and welcoming atmosphere. Off-street parking is available via a garage and driveway, with additional on-street parking available without the need for permits.



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

# PROPERTY FLOORPLAN



Total area: approx. 97.9 sq. metres (1053.8 sq. feet)

## Measurements:

Living Room  
14'2" x 6'6"

Kitchen  
14'6" x 10'3"

Conservatory  
10'6" x 7'10"

Bathroom  
8'3" x 10'6"

Bedroom One  
14'2" x 6'6"

Bedroom Two  
10'10" x 6'5"

Bedroom Three  
5'10" x 9'8"

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 84        |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 64      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |





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