SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST

AWARDED Best Estate Agency North East England 2018 & 2019



Talbot Road, South Shields NE34 0RF

Talbot Road,
South Shields NE34 0RF

Asking Price
£189,950







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.

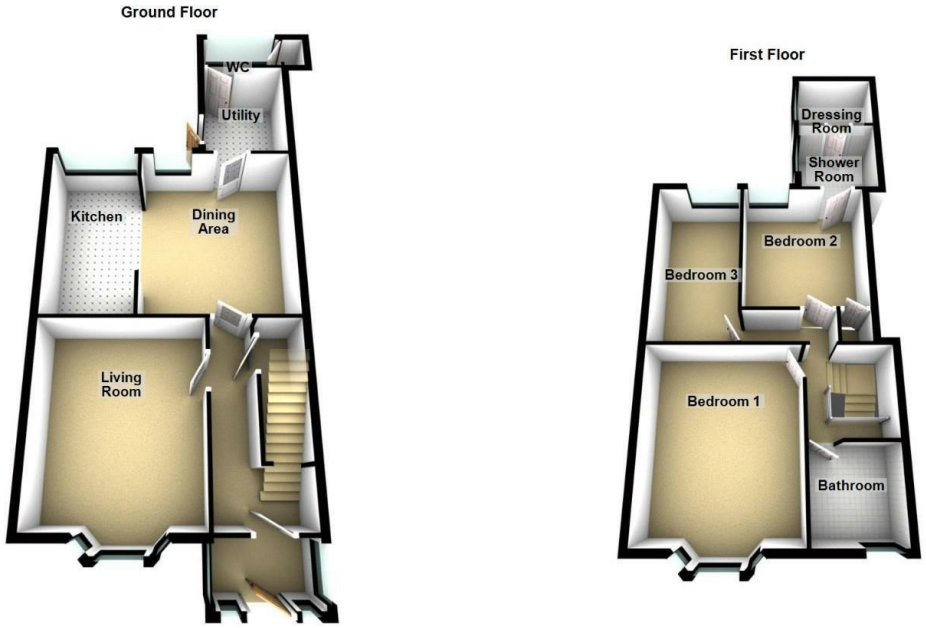
Step into the welcoming porch and hallway, where stunning herringbone flooring and stylish panelling create an immediate sense of modern sophistication. The spacious living room continues this design and is bathed in natural light from the large bay window. The original ceiling rose and picture rail 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.

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

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"

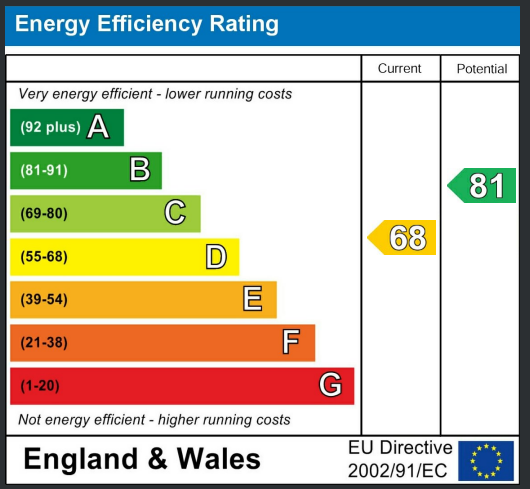
Bedroom Two
11'8" x 10'10"

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"











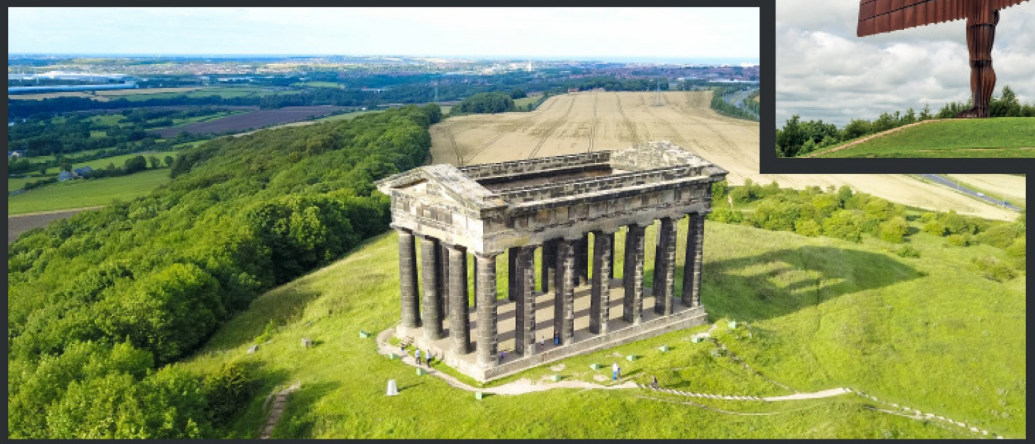
★★★★★ More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk

AWARDED Best Estate Agency North East England 2018 & 2019











SALES | **LETTINGS** | **FINANCE** | **LAW**

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay 0191 251 3344	Cramlington 01670 897 213	Tynemouth 0191 296 6689	Morpeth 01670 513 966	Ponteland 01661 820 082	Wallsend 0191 432 4151	Alnwick 01665 511 800	Heaton 0191 432 4275	Forest Hall 0191 266 9966	Other locations 0191 640 3523
Newcastle 0191 640 2284	Durham 0191 303 8252	Gosforth 0191 640 3523	Sunderland 0191 543 6390	Whickham 0191 432 5102	Gateshead 0191 432 4294	Jesmond 0191 281 1037	Killingworth 0191 640 3602	Ryton 0191 413 9845	Head Office & Lettings 0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News