

SIGNATURE

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📍 Paddock Way, North Shields NE29 8EE

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Asking Price
£289,995

Signature North East are pleased to welcome to the market this well-presented three-bedroom semi-detached property, ideally located in North Shields. Positioned in a great, well-connected area, the home offers easy access to Newcastle upon Tyne via the A19 and Coast Road, with nearby Metro and bus links providing excellent commuting options. Residents benefit from strong local amenities including a variety of shops and Silverlink Retail Park, well-regarded schools in the surrounding area, and the added lifestyle appeal of being just a short drive from the beautiful beaches at Tynemouth and Whitley Bay.

Upon entering, you are welcomed into the central hallway, which also provides access to a convenient W.C. and an under-stairs storage cupboard. The first door leads to the large, bright living room, offering ample space for a range of desired furnishings. To the rear is the open-plan kitchen and dining area, which comfortably accommodates a dining table. The kitchen boasts a plethora of storage through attractive wall and base units, complemented by sleek countertops, and benefits from integrated appliances including a fridge freezer, dishwasher, oven and hob. Elegant French doors provide direct access to the rear garden.

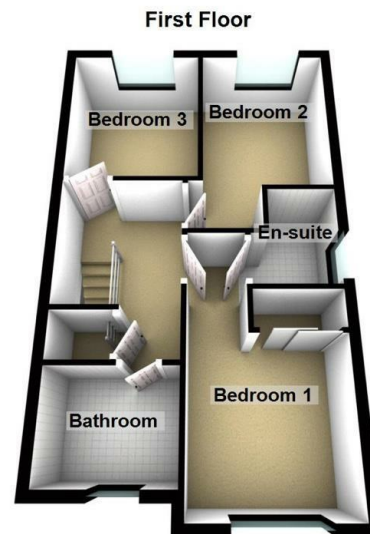
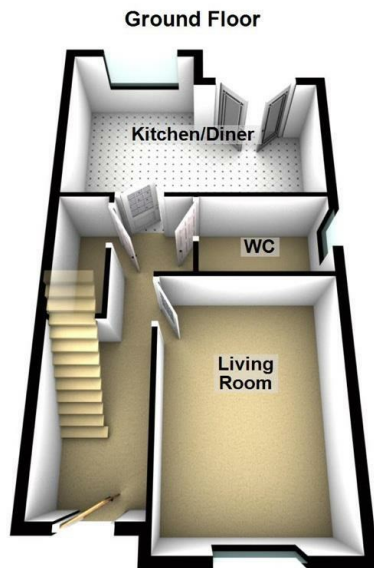
Continuing to the first floor, the property offers three bedrooms. Bedrooms one and two can easily accommodate double beds along with additional furnishings, while bedroom three is suitable for a single bed with additional furniture. Bedroom one is complete with built-in sliding door wardrobes and a modern en-suite featuring a hand basin, W.C. and shower. Completing this floor is the family bathroom, fitted with a bathtub, hand basin and W.C.

Externally, the home benefits from a rear garden laid mainly with lawn alongside an ample patio area, perfect for outdoor furniture and entertaining. To the front of the property there is a driveway providing off-street parking for two cars.



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

PROPERTY FLOORPLAN



Total area: approx. 94.0 sq. metres (1011.4 sq. feet)

Measurements:

Living Room
15'1" x 10'7"

Kitchen / Diner
11'3" x 17'1"

WC
8'3" x 5'0"

Bedroom One
16'0" x 9'7"

En Suite
4'2" x 6'11"

Bedroom Two
13'3" x 8'1"

Bedroom Three
9'6" x 8'9"

Bathroom
6'4" x 7'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		





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