

SIGNATURE

NORTH EAST

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📍 Newton Avenue, North Shields NE30 3ND

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**Asking Price
£385,000**

Signature North East are pleased to welcome this three bedroom semi-detached property to the market, ideally located in Cullercoats. Offering generous rooms and close proximity to the beautiful coast, this home is perfect for growing families or professionals seeking extra space. Situated in a vibrant, well-connected area, it blends urban convenience with tranquillity. Reputable schools and nearby parks are within easy reach, while excellent transport links, including Cullercoats Metro Station and major road networks

Upon entering, you are welcomed into a central hallway with access to a convenient ground floor W.C. The spacious living room offers ample room for a range of furnishings and is enhanced by a large bay window and a bright, beautiful mantelpiece creating a charming focal point. Adjacent to this, the dining room benefits from large windows allowing an abundance of natural light to flow through, complete with built-in cupboard units and a fireplace. The kitchen provides ample space through attractive base units complemented by sleek worktops, while a useful utility room is connected for added convenience. From here, elegant sliding doors lead directly out to the rear yard.

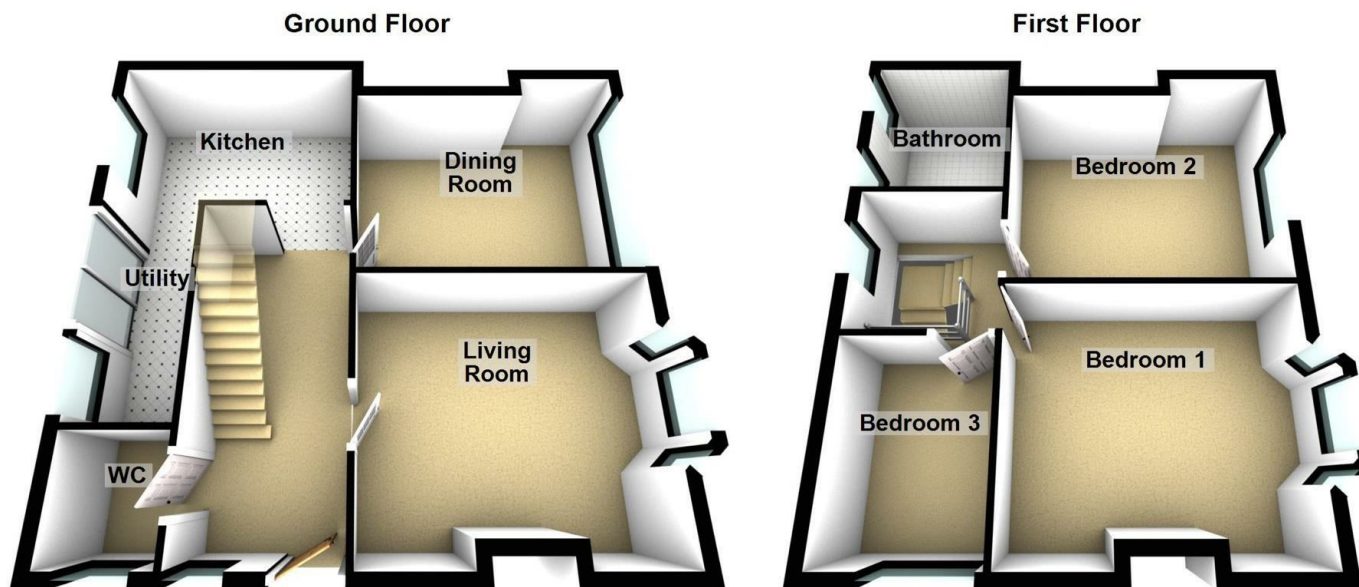
Continuing to the first floor, you will find three well-proportioned bedrooms. Bedrooms one and two comfortably accommodate a double bed along with additional furnishings, with bedroom one further benefitting from a bay window and beautiful fireplace. Bedroom three offers space for a single bed and further furnishings, making it ideal as a child's room, guest room or home office. Completing this floor is the family bathroom, featuring a bathtub, shower, hand basin and W.C.

Externally, the property boasts a yard with a patio area to the side, just off the kitchen, perfect for outdoor furniture, along with an outhouse. There is also a generous south-facing lawned garden, ideal for enjoying sunshine throughout the day. Also, a driveway provides off-street parking for two cars.



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

PROPERTY FLOORPLAN



Total area: approx. 108.8 sq. metres (1171.6 sq. feet)

Measurements:

Living Room
12'11" x 13'11"

Dining Room
10'4" x 13'11"

Kitchen
8'4" x 11'11"

Utility
10'9" x 4'10"

WC
4'10" x 5'6"

Bedroom One
13'1" x 13'11"

Bedroom Two
10'10" x 13'11"

Bedroom Three
9'0" x 7'1"

Bathroom
8'5" x 7'2"

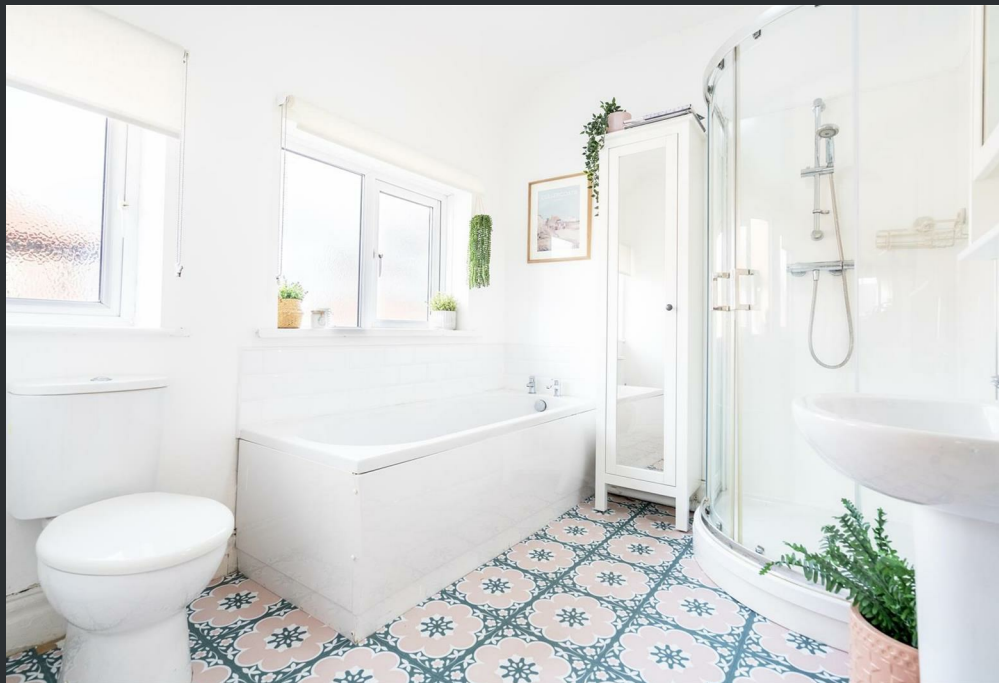
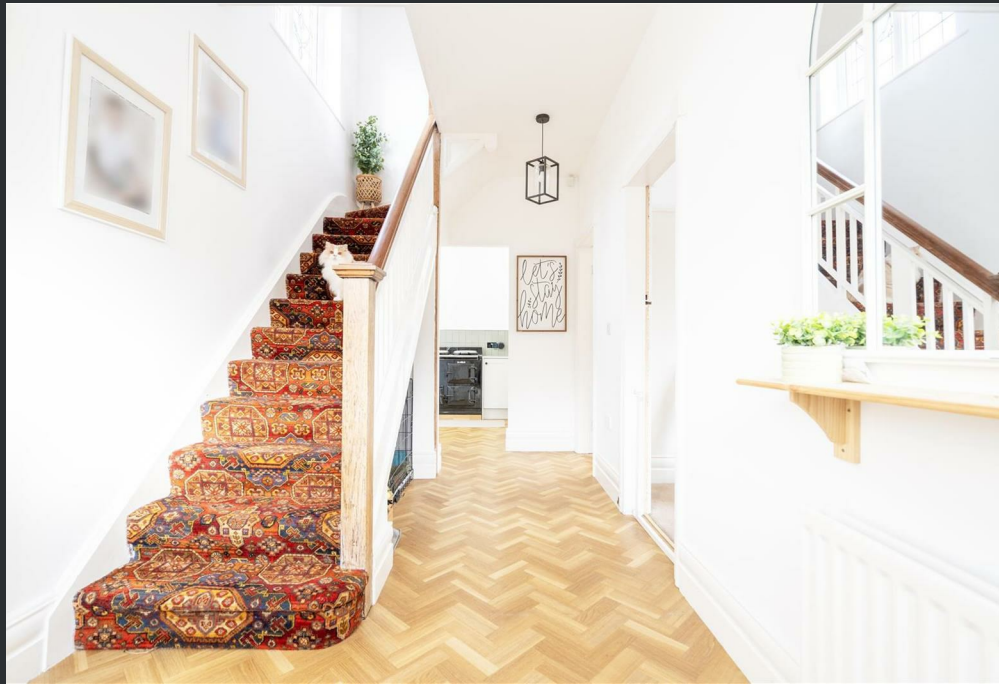
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







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