SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Lynn Road

NORTH SHIELDS, NE29 8HS

OFFERS OVER

£190,000

3 BEDROOMS · 1 BATHROOMS · 1 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Lynn Road

OFFERS OVER £190,000 · FREEHOLD

Signature North East are delighted to welcome to the market this well-presented three bedroom semi-detached property, situated on Lynn Road in North Shields. The property is ideally located within easy reach of North Shields town centre, offering access to a range of shops, cafes and essential amenities. The nearby coastal town of Tynemouth provides a popular setting with beaches, restaurants and weekend markets. Excellent transport links are available via the Tyne and Wear Metro, with direct connections to Newcastle upon Tyne, alongside convenient road links including the Coast Road.

Upon entering the property, you are welcomed into a central hallway leading to a bright and spacious living room, offering ample space for furnishings and featuring a fireplace as a focal point. To the rear, the open plan kitchen and dining area provides a practical layout with space for a dining table. The kitchen includes a range of wall and base units, worktops, integrated oven and hob, and access to the rear garden through French doors.

To the first floor, there are three bedrooms. Bedrooms one and two can comfortably accommodate double beds, while bedroom three is suitable for a single bed or home office. Bedrooms two and three also benefit from fitted cupboards for additional storage. The bathroom completes this floor, fitted with a bath with overhead shower, hand basin and W.C.

Externally, the property offers a generous rear garden laid with lawn and gravel, along with a patio and decking area, ideal for outdoor seating. There is also a front garden and an outhouse for storage. On-street parking is available at the front of the property.





KEY FEATURES

- Three bedroom semi-detached home on Lynn Road, North Shields
- Convenient location close to town centre, amenities & transport links
- Kitchen & dining area with French doors to the rear garden
- Built-in storage in two of the three bedrooms
- Generous rear garden with patio, decking, lawn & additional outhouse storage

- Council Tax Band A
- EPC Rating D









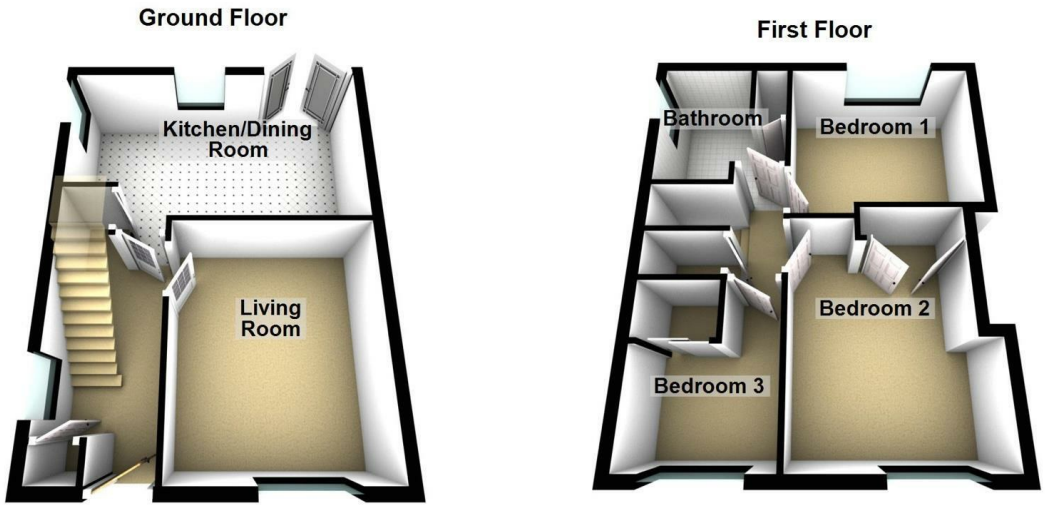


ACCOMMODATION

Room Dimensions

Living Room	4.08 x 3.42 (13'4" x 11'2")
Kitchen / Dining Room	3.32 x 5.77 (10'10" x 18'11")
Bedroom One	2.84 x 3.33 (9'3" x 10'11")
Bedroom Two	3.86 x 3.33 (12'7" x 10'11")
Bedroom Three	2.32 x 2.84 (7'7" x 9'3")
Bathroom	1.63 x 2.39 (5'4" x 7'10")

FLOOR PLAN



Total area: approx. 80.7 sq. metres (868.9 sq. feet)

These particulars are a guide only and do not form part of any offer or contract. Measurements are approximate. Signature North East Limited · Company No. 08183094 · Member of The Property Ombudsman.