

# SIGNATURE

## NORTH EAST

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Union Stairs, North Shields NE30 1NE

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**Asking Price**  
**£145,000**

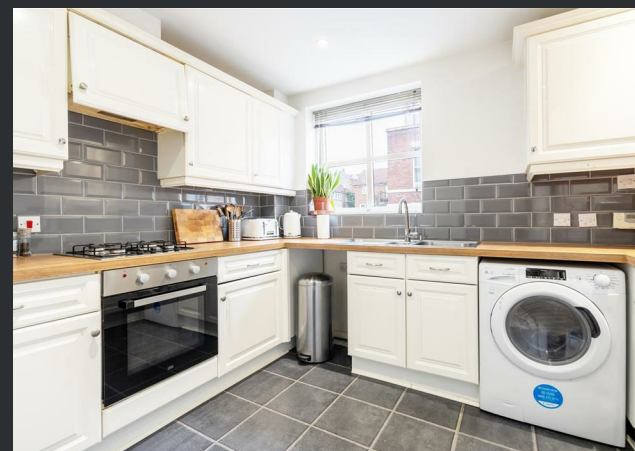
Signature North East are delighted to welcome to the market this well-presented two bedroom mid-floor flat, ideally located in North Shields around the popular Fish Quay area. Positioned in a great location, the property offers a vibrant coastal lifestyle with a range of restaurants, cafés and bars close by. The beautiful coastline, including Tynemouth Beach, is within easy reach, while excellent transport links, including a short walk to North Shields Metro Station, provide convenient access to Newcastle upon Tyne.

Entering the property, you are welcomed into a central hallway which provides access to the main living spaces. One of the first rooms you will encounter is the spacious living room, offering ample space for a range of desired furnishings. The room also provides space to accommodate a dining table, making it ideal for versatile, open-plan style living. The kitchen benefits from ample storage through attractive wall and base units, complemented by excellent countertop space and integrated appliances, including an oven, hob, fridge and freezer.

Continuing through the property, you will discover two well-proportioned bedrooms, both of which can easily accommodate a double bed along with additional furnishings. Bedroom Two further benefits from built-in storage. Completing the home is the bathroom, which features a bathtub with an overhead shower, hand basin and W.C.

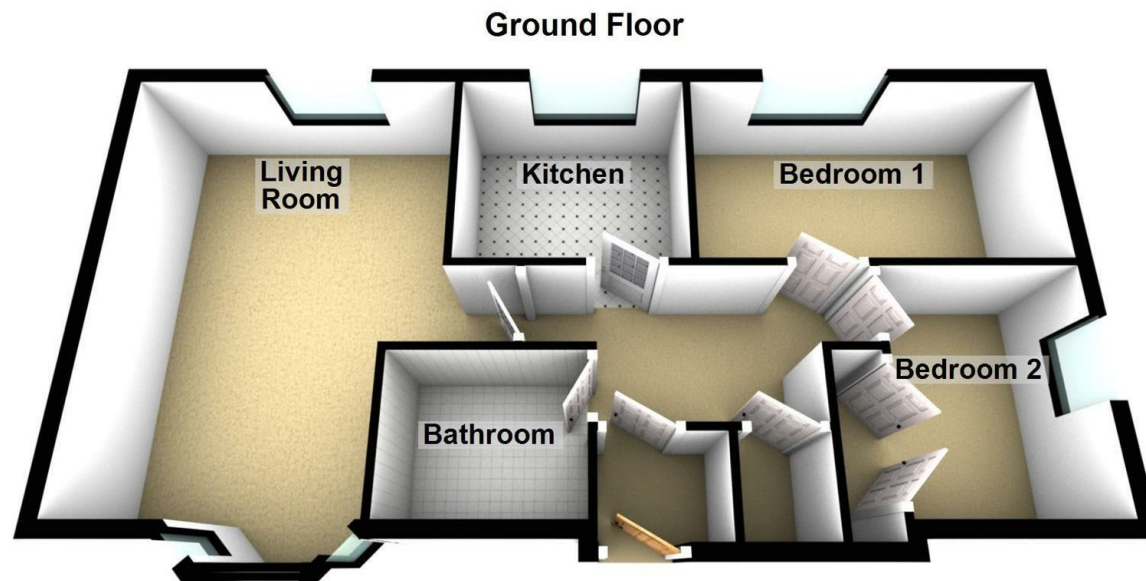
Externally, the property benefits from an allocated parking space, providing convenient off-street parking for one car.

This home presents an excellent opportunity for a variety of buyers seeking comfortable living in a highly desirable coastal location.



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

# PROPERTY FLOORPLAN



Total area: approx. 62.3 sq. metres (670.4 sq. feet)

## Measurements:

Living Room  
13'3" x 17'8"

Kitchen  
8'1" x 9'2"

Bedroom One  
8'1" x 13'1"

Bedroom Two  
7'7" x 9'3"

Bathroom  
6'0" x 7'5"

## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | <b>73</b>                                                                                                     | <b>78</b> |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |





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