

# SIGNATURE

## NORTH EAST

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📍 Haswell Gardens, North Shields NE30 2DR

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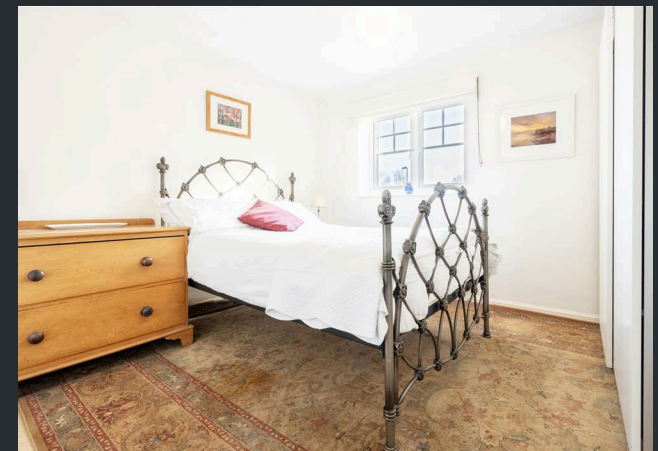
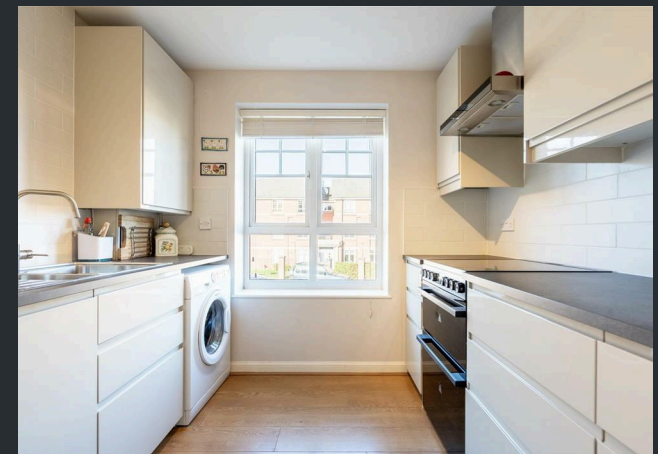
**Asking Price**  
**£169,950**

Signature North East are delighted to welcome this well-presented three-bedroom first floor apartment to the market, ideally located within the popular Haswell Gardens development in North Shields. This property enjoys a quiet residential setting with excellent access to local amenities, well-regarded schools and convenient transport links. The area offers easy connections into Newcastle upon Tyne via road, bus and Metro, while the vibrant Fish Quay, Tynemouth village and the beautiful North Tyneside coastline are all within easy reach, making it ideal for buyers seeking both everyday convenience and coastal lifestyle appeal.

Enter the property via a secure communal entrance into the internal hallway, which provides access to the accommodation. The living room offers comfortable space for a range of furnishings and benefits from ample natural light to create a bright and welcoming feel. The kitchen offers plenty of space through attractive wall and base units, complemented by generous worktop space. The kitchen also benefits from an integrated dishwasher, while a freestanding washing machine, oven and fridge freezer can be included should the prospective buyer wish.

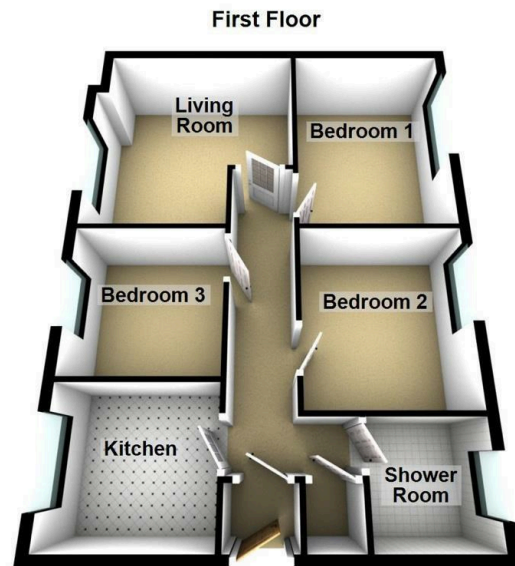
Continuing your journey through the property, you will discover three generously sized bedrooms, bedrooms one and two can easily accommodate a double bed along with additional furnishings and bedroom three can accommodate a single bed with additional furnishings. Completing the internal accommodation is the shower room, featuring a shower, hand basin and W.C.

Externally, this home benefits from an allocated parking bay and a secure entry system, providing both convenience and peace of mind.



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

# PROPERTY FLOORPLAN



Total area: approx. 67.3 sq. metres (724.4 sq. feet)

## Measurements:

Living Room  
13'0" x 13'2"

Kitchen  
8'4" x 9'0"


Bedroom One  
13'0" x 9'8"

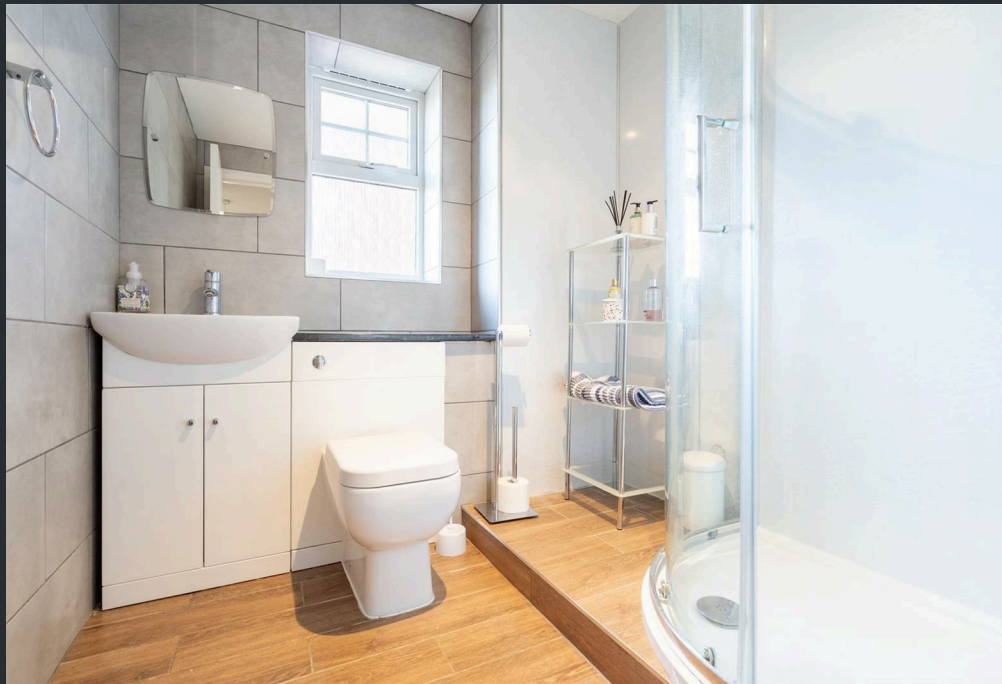
Bedroom Two  
10'10" x 9'9"

Bedroom Three  
8'9" x 9'0"

Shower Room  
6'4" x 6'5"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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