

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Wansbeck Avenue, North Shields NE30 3DJ

Wansbeck Avenue, North Shields NE30 3DJ

Offers Over £425,000

Signature North East are delighted to welcome this beautifully presented three-bedroom extended semi-detached home to the market, ideally positioned between Cullercoats and Tynemouth.

Set within a stunning coastal location, Cullercoats Bay offers a sheltered sandy beach ideal for sea swimming and watersports. The area is rich in artistic heritage, with local galleries, alongside a thriving independent café and restaurant scene. Within walking distance are excellent transport links via the Metro providing easy access to Newcastle city centre.

Upon entering the property, you are welcomed into a hallway which leads to the main living room and kitchen/dining area. The living room is an inviting space, featuring a bow window, original feature fireplace, and ample room for a range of furnishings. The recently extended kitchen and dining area hosts bi-fold doors opening onto the garden decking and skylights that flood the space with natural light. This versatile room also includes a dedicated dining area and a cosy snug with a log burner. The central kitchen island provides informal seating, while the kitchen itself offers attractive wall and base units alongside integrated appliances including an oven, hob, fridge freezer, and dishwasher. Just off the kitchen, there is a useful office area overlooking the garden.

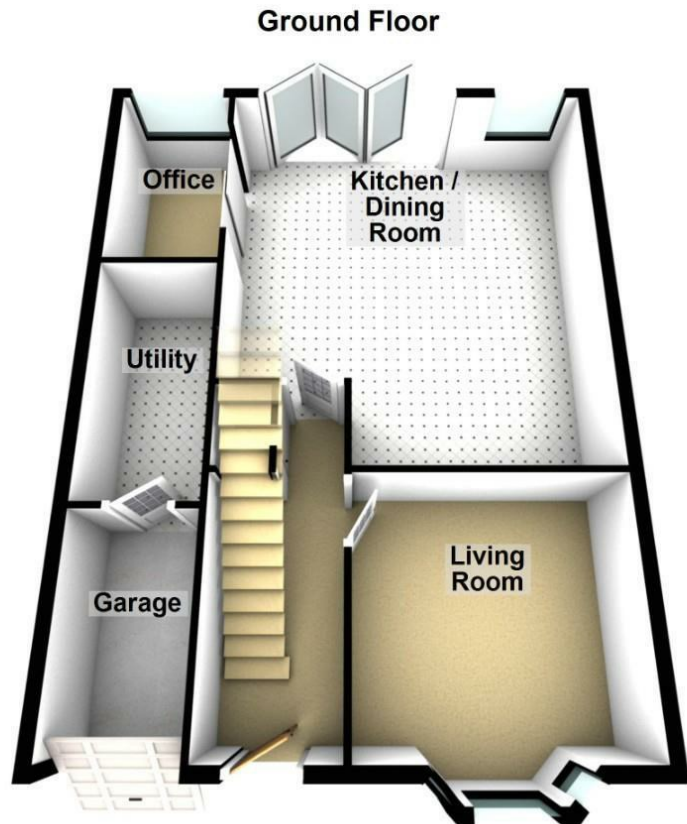
To the first floor, the property offers three double bedrooms, all providing space for additional furnishings. Bedroom one benefits from a charming bow window and fitted wardrobes, adding both character and practicality. The accommodation is completed by a recently refurbished, modern bathroom featuring a bathtub with overhead shower, hand basin, and W.C., finished to a high standard.

Externally, the property offers off-street parking and a garage. The garage also incorporates a dedicated utility area, adding further convenience. To the rear, the garden features a decking area, creating an ideal space.



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

PROPERTY FLOORPLAN



Total area: approx. 113.4 sq. metres (1220.1 sq. feet)

Measurements:

Living Room
11'6" x 12'1"

Kitchen / Dining Room
20'6" x 17'5"

Utility
11'10" x 5'3"

Bedroom One
11'8" x 11'1"


Bedroom Two
11'8" x 11'1"

Bedroom Three
7'6" x 6'9"

Bathroom
8'7" x 6'11"

Office
9'11" x 5'8"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News