

# SIGNATURE

## NORTH EAST

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📍 Northumbrian Way, North Shields NE29 6XQ

# Northumbrian Way, North Shields NE29 6XQ

**Asking Price**  
**£135,000**

Signature North East are delighted to welcome to the market this charming one-bedroom end terrace Gemini bungalow, ideally situated in Royal Quays, close to the Marina, in North Shields. The property benefits from an excellent location close to a variety of local shops, eateries, and the picturesque Chirton Dene Park. North Shields Fish Quay is also within easy reach, offering plenty of coastal charm, whilst North Shields Metro station and the nearby Coast Road provide convenient transport links for commuters.

Stepping inside, you are welcomed into the living room offering ample room for a range of furnishings, complete with a stylish log burner positioned at the heart of the space. The kitchen is fitted with a range of wall and base units, providing ample storage and workspace. From the kitchen, there is access to the shower room, fitted with a shower, W.C. and hand basin.

Continuing to the mezzanine level, you will discover the bedroom overlooking the living area below. The room benefits from a fitted sliding door wardrobe and comfortably accommodates a double bed alongside additional furnishings. Above the mezzanine, there is also access to a loft space, providing additional storage potential.

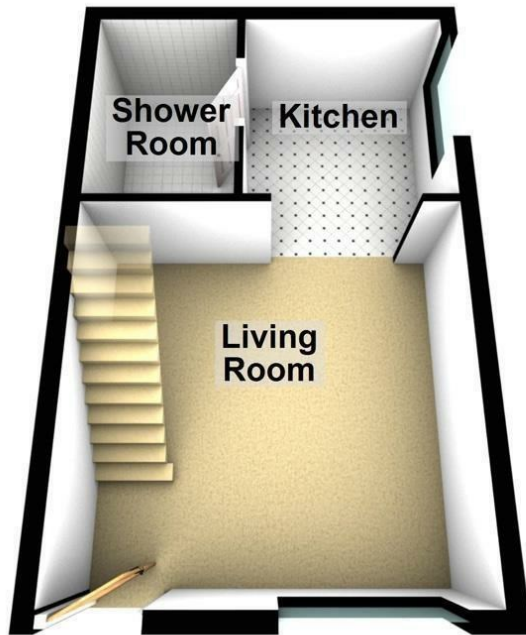
Externally, this home boasts a gravelled front corner garden, perfect for outdoor furniture and enjoying the warmer months. This property also benefits from a driveway at the front of the property.



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

# PROPERTY FLOORPLAN

Ground Floor



First Floor



Second Floor



Total area: approx. 48.5 sq. metres (522.4 sq. feet)

## Measurements:

Living Room  
13'5" x 13'8"


Kitchen  
8'0" x 7'10"

Bedroom One  
8'11" x 13'8"

Shower Room  
4'9" x 8'0"

Loft  
7'9" x 13'8"

## 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>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</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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