

SIGNATURE

NORTH EAST

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📍 Blacksmith Drive, North Shields NE29 8EB

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Asking Price
£485,000

Signature North East is delighted to welcome to the market this impressive four-bedroom detached property, ideally located on Blacksmith Drive in North Shields. This fantastic family home is positioned close to a range of local amenities, excellent transport links and coastal attractions. North Shields town centre and the popular Fish Quay are within easy reach, offering shops, cafés, bars, restaurants and scenic riverside walks. The property also benefits from excellent links via the Metro system and road networks, providing easy access to Newcastle City Centre, Tynemouth, Whitley Bay and the wider North East.

Upon entering the property, you are welcomed into a central hallway with access to a downstairs W.C. and internal access to the garage. The living room offers ample space for a range of furnishings and benefits from a large window, creating a welcoming atmosphere. To the rear is the impressive open-plan living space, featuring a family area, dining space with views across the garden and a stylish kitchen. The dining area provides ample space for a dining table, with elegant French doors opening onto the rear garden. The kitchen boasts attractive wall and base units, sleek countertops, a breakfast bar with space for stools and integrated appliances including a double oven, hob and fridge freezer. There is also access to the useful utility room.

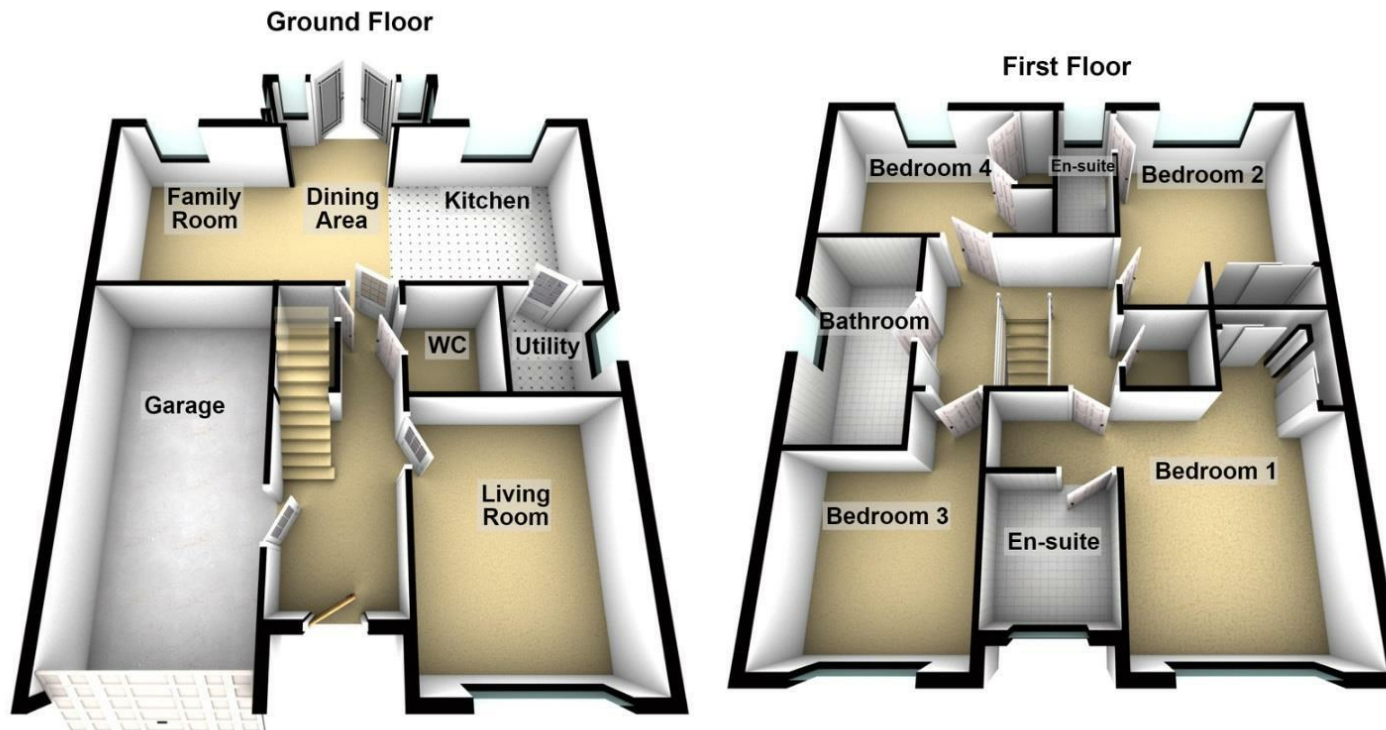
The first floor reveals four bedrooms, all offering space for additional furnishings. Bedrooms one, two and three are particularly spacious, each comfortably accommodating a king-size bed, with bedrooms one and two also benefiting from fitted sliding door wardrobes and en-suite facilities. Bedroom four can comfortably accommodate a double bed and features fitted storage. Completing the accommodation is the modern family bathroom, fitted with a bathtub, shower, hand basin and W.C.

Externally, the property benefits from a generous rear garden with a lawn and patio area, ideal for outdoor furniture. To the front, there is a driveway providing off-street parking for two vehicles, along with a garage.



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

PROPERTY FLOORPLAN



Total area: approx. 163.9 sq. metres (1764.1 sq. feet)

Measurements:

Living Room
13'9"s x 10'11"

Kitchen
10'11" x 10'8"

Dining Area
6'7" x 10'8"

Family Room
9'9" x 10'8"

Utility
5'7" x 6'2"

WC
3'3"t13'1" x 5'10"

Bedroom One
13'0" x 10'10"

En Suite
3'10" x 8'9"

Bedroom Two
13'4" x 10'8"

En Suite
6'0" x 7'1"

Bedroom Three
9'9" x 9'10"

Bedroom Four
10'10" x 8'10"

Bathroom
6'1" x 11'10"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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