

SIGNATURE

NORTH EAST

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📍 Wallsend Road, North Shields NE29 7AE

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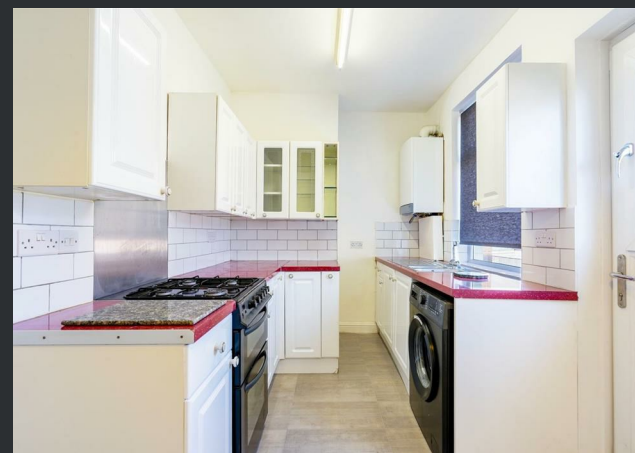
Asking Price £95,000

Signature North East proudly welcomes to the market this two-bedroom ground floor flat, ideally located on Wallsend Road, just outside North Shields near Chirton. The property enjoys a convenient location with a range of local shops, supermarkets, schools and leisure facilities close by. Excellent transport links, including nearby Metro stations, regular bus routes and easy access to the A19 and Tyne Tunnel, make commuting across the region effortless. The vibrant North Shields Fish Quay, Tynemouth Village and the stunning coastline are all just a short drive away, offering an excellent choice of cafés, restaurants, independent shops and beautiful beaches.

Stepping inside, you are welcomed by a central hallway, enhanced by striking recessed spotlight floor lighting, creating a stylish first impression. The hallway leads through to the living room, which is filled with natural light from the attractive bay window. This inviting space provides ample room for a variety of furnishings and is centred around a charming fireplace with mantelpiece, creating a warm focal point. To the rear of the property, the kitchen is fitted with a range of wall and base units, complemented by generous worktop space, and provides direct access to the rear garden.

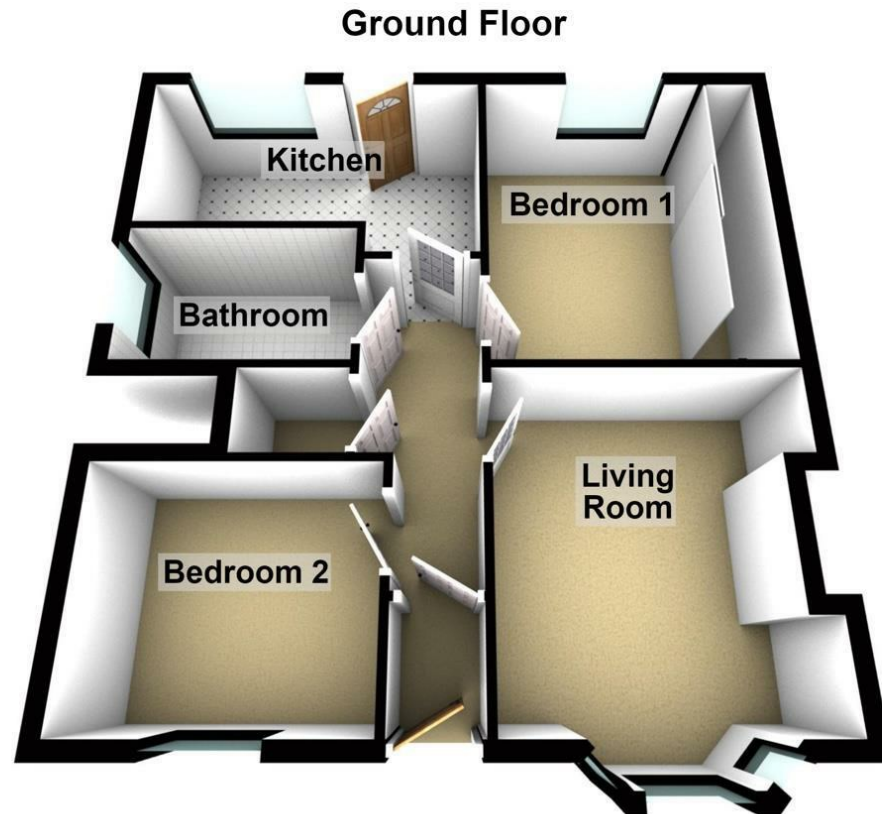
Continuing through the property, you will find two bedrooms, both comfortably accommodating a double bed alongside additional furnishings. The principal bedroom further benefits from built-in sliding door wardrobes, offering excellent storage. Completing the accommodation is the bathroom, fitted with a bathtub and overhead shower, hand basin and W.C.

Externally, the property boasts a private south-facing front garden, ideal for enjoying the warmer months. To the rear is a shared yard that has been privately divided between the ground floor and first floor flats, allowing each property its own designated outdoor space. The area shown in the marketing photography forms part of the ground floor flat's section of the yard. Whilst the first floor flat retains a right of access across this area to reach its own private section, the yard has otherwise been arranged for the exclusive use of each respective property. The rear yard also provides access to the basement, offering useful additional storage space. On-street parking is available for residents.



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

PROPERTY FLOORPLAN



Total area: approx. 57.2 sq. metres (616.2 sq. feet)

Measurements:

Living Room
14'10" x 10'11"

Kitchen
13'6" x 8'5"

Bedroom One
12'8" x 10'11"

Bedroom Two
10'0" x 8'10"

Bathroom
8'7" x 5'8"

Basement
26'8" x 25'1"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

England & Wales





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