SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Waterville Road

NORTH SHIELDS, NE29 6AY

OFFERS OVER

£160,000

4 BEDROOMS · 1 BATHROOMS · 2 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Waterville Road

OFFERS OVER £160,000 · FREEHOLD

Signature North East are delighted to welcome to the market this well-presented four-bedroom semi-detached property, ideally situated on Waterville Road in North Shields. The property enjoys a great location, with a range of local amenities, schools, shops and everyday conveniences all within easy reach. Excellent transport links, including nearby Metro and bus services, provide convenient connections across North Tyneside and towards Newcastle. North Shields town centre, Fish Quay and the surrounding coastline are also easily accessible, with nearby retail parks offering further shopping and leisure options.

Upon entering, you are welcomed into a central hallway with a large under-stair storage cupboard and convenient W.C. Double doors open into the living room, which features a modern built-in fireplace and shelving, with ample space for a range of furnishings. A rounded archway leads through to the kitchen/diner, fitted with a range of wall and base units, ample worktop space and a separate breakfast bar overlooking the garden. The kitchen flows seamlessly into the dining area through a further elegant archway, with space for a dining table and double French doors providing access to the rear garden.

Continuing to the first floor, you will discover four bedrooms. Bedrooms one and two can comfortably accommodate king-sized beds alongside additional furnishings, while bedrooms three and four offer space for double beds and further furnishings. Completing the first floor is the family bathroom, featuring a bathtub with overhead shower, hand basin and W.C.

Externally, the property benefits from a large rear garden, laid mainly to lawn with a generous patio area, providing an ideal space for outdoor furniture. To the front, a large private driveway provides ample off-street parking.





KEY FEATURES

- Four-bedroom semi-detached property on Waterville Road, North Shields
- Modern living room with built-in fireplace & shelving
- Kitchen/diner with breakfast bar & French doors leading to the garden
- Four bedrooms, including two suitable for king-sized beds
- Large rear garden, generous patio & private driveway providing ample off-street parking
- Council Tax Band A
- EPC Rating A









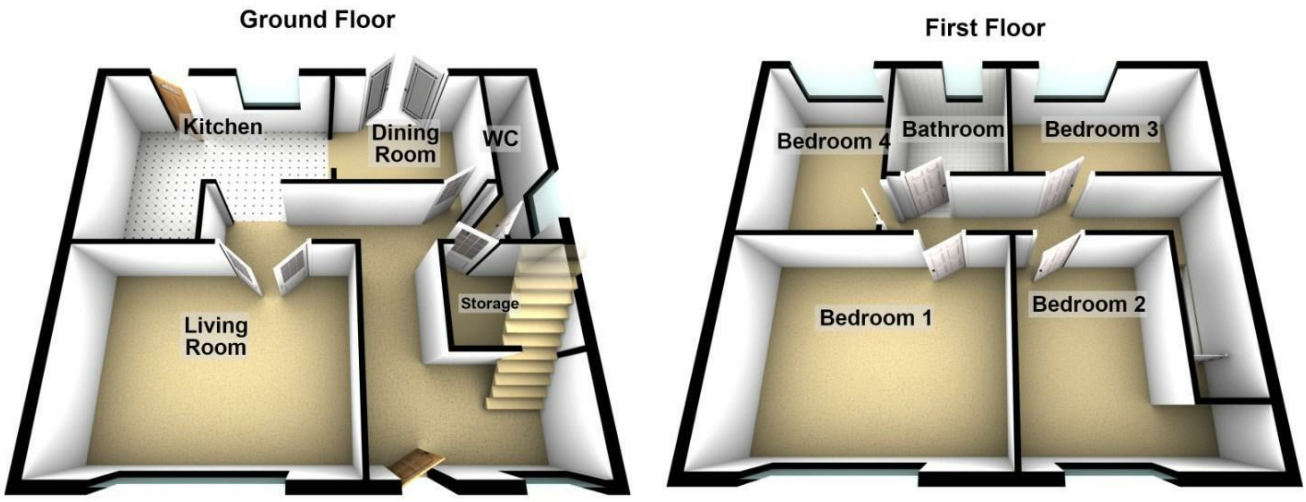


ACCOMMODATION

Room Dimensions

Living Room	3.7 x 4.9 (12'1" x 16'0")	Bedroom Two	3.72 x 2.5 (12'2" x 8'2")
Kitchen	3.6 x 4.5 (11'9" x 14'9")	Bedroom Three	2.5 x 3.8 (8'2" x 12'5")
Dining Room	2.4 x 2.9 (7'10" x 9'6")	Bedroom Four	3.6 x 2.4 (11'9" x 7'10")
Bedroom One	3.6 x 4.8 (11'9" x 15'8")	Bathroom	2.5 x 2.1 (8'2" x 6'10")

FLOOR PLAN



Total area: approx. 131.6 sq. metres (1417.0 sq. feet)

CREATING MOVES, BUILDING RELATIONSHIPS,
Exceeding Expectations
WEARESIGNATURE.CO.UK · OPEN 24/7
SIGNATURE
NORTH EAST

These particulars are a guide only and do not form part of any offer or contract. Measurements are approximate. Signature North East Limited · Company No. 08183094 · Member of The Property Ombudsman.