SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Doxford crescent,

NORTH SHIELDS, NE29 7FB

£290,000

4 BEDROOMS · 2 BATHROOMS · 1 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Doxford crescent,

£290,000 · FREEHOLD

Signature North East is delighted to present this beautiful four-bedroom detached home located within a sought-after area of North Shields, on Doxford Crescent. This lovely home is a great opportunity for a multitude of buyers looking for a move-in-ready home. The surrounding area is home to an abundance of useful amenities including shops, eateries, Silverlink Retail park, strong road and transport links as well as schooling for all ages, making this a perfect potential family home.

Upon entering the property, you'll be welcomed by a generously sized hallway that offers access to the principal rooms on the ground floor, as well as a staircase leading to the first floor. The first room you'll encounter is the spacious living room, which boasts plenty of natural light, creating a bright and airy ambiance. Moving on to the kitchen/diner, which is decorated with a modern aesthetic with sleek grey wall and base units that offer plenty of storage space. Additionally, this kitchen comes well-equipped with integrated appliances including a fridge/freezer, dishwasher, double oven, and induction hob. There is a spacious area for a dining table, situated in front of the patio doors, which offer a lovely view of the garden. Moving through to the utility room, you'll find a handy bench unit that provides ample space for fitting a washing machine and dryer. The ground floor is completed with a convenient downstairs w.c.

As you head upstairs to the first floor, you'll discover four bedrooms, three of which are generously proportioned, offering ample space for a comfortable double bed and additional furnishings. The fourth bedroom is versatile and can serve as a single bedroom or as a home office, depending on your needs. The master bedroom is a true highlight, benefiting from a walk-in closet and a luxurious ensuite equipped with a walk-in shower. Rounding off the first floor is the stunning bathroom, complete with a bathtub and adorned with beautiful marble effect tiles.



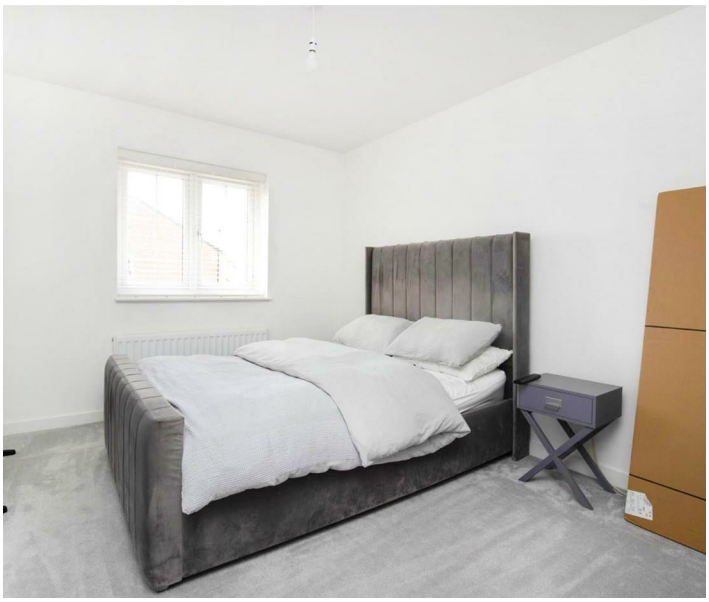


KEY FEATURES

- Detached house
- Four bedrooms
- Two bathrooms
- Driveway and garage
- Large rear garden
- Boiler and integrated appliances are still under warranty

- Council Tax Band D
- EPC Rating B









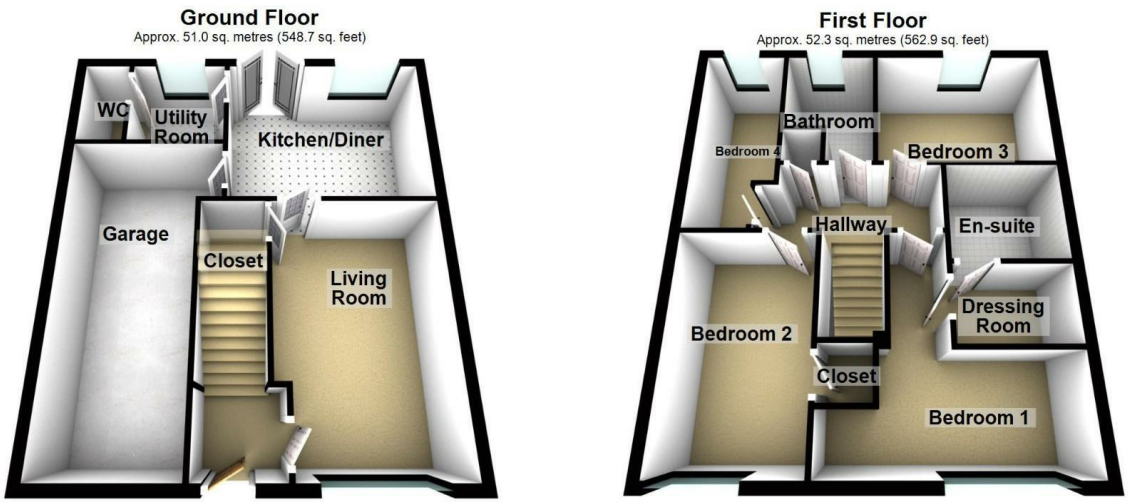


ACCOMMODATION

Room Dimensions

Living room	4.65 x 3.01 (15'3" x 9'10")	Ensuite	1.5 x 1.9 (4'11" x 6'2")
Kitchen/diner	3.01 x 4 (9'10" x 13'1")	Bedroom 2	3.67 x 2.95 (12'0" x 9'8")
Utility	1.78 x 1.85 (5'10" x 6'0")	Bedroom 3	2.32 x 3 (7'7" x 9'10")
Bedroom 1	4.00 x 2.34 (13'1" x 7'8")	Bedroom 4	3.4 x 1.87 (11'1" x 6'1")
Dressing room	2 x 1.5 (6'6" x 4'11")	Bathroom	2 x 1.9 (6'6" x 6'2")

FLOOR PLAN



Total area: approx. 103.3 sq. metres (1111.5 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

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