

SIGNATURE

by Mark Small

NORTH EAST



ST LEONARDS COURT,
NORTH SHIELDS, NE30 2BR

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We are pleased to welcome to the market this amazing four/five-bedroom end terrace, ideally located less than a five-minute walk away from Tynemouth Golf Course. Situated on a generous plot, this freehold property comes complete with a self-contained annexe and boasts attractive decor and contemporary design throughout. Built in 2012, this modern, three-story house presents a fantastic opportunity to purchase a wonderful family home in this sought-after area.

The property begins with a welcoming reception hall, leading through to a stylish and bright open-plan dining kitchen and living room. Offering dual aspect views, there is a large bay window to the side, and sliding doors to the rear, opening out onto the well-maintained garden. There is also a large glass lantern' roof skylight providing natural light throughout the day. The kitchen has modern white fitted units with attractive wooden worktops and breakfast bar. Completing the ground floor is a convenient downstairs WC and a separate dining room, with feature fireplace and bay window.

To the first floor of the property, there are two generously sized bedrooms, the master bedroom benefitting from a private en-suite and a bay window. There is also a study on the first floor, which can be used as the fifth bedroom, and a contemporary tiled, four-piece family bathroom with separate bath and shower units. The second floor of the property features two more sizable bedrooms, one of which showcases a private en-suite, walk in wardrobe and balcony access.

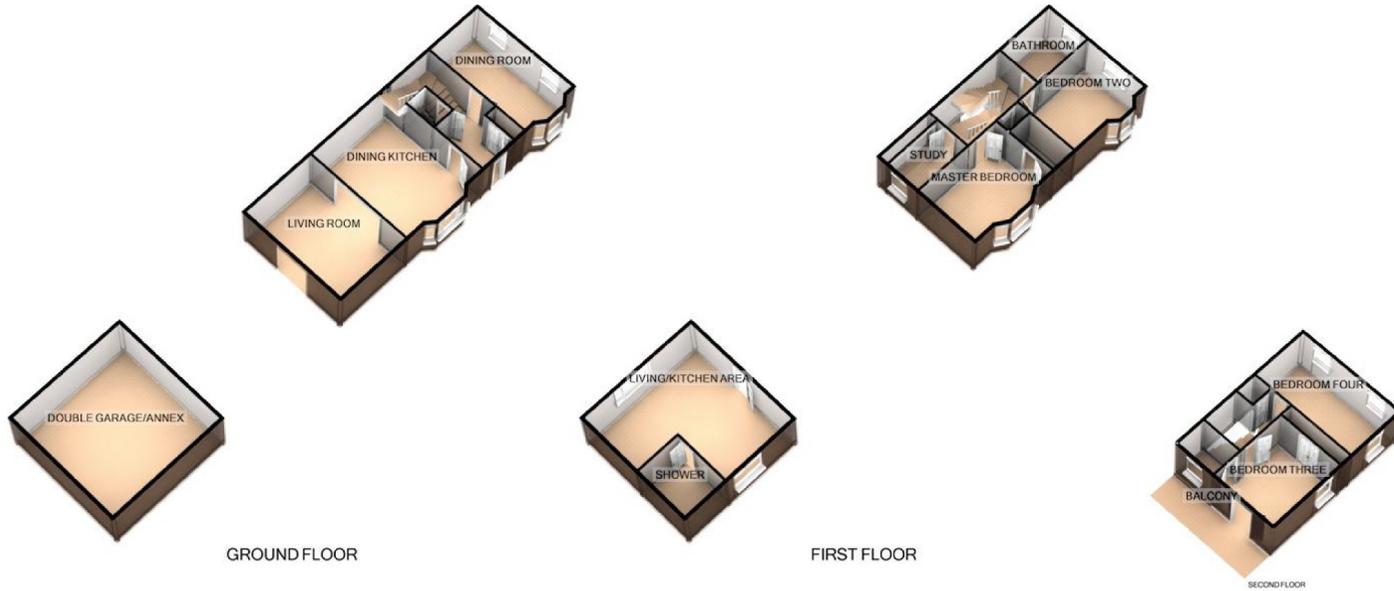
Externally, the large, walled back garden is mostly laid to lawn with paved seating areas and there is a double garage with self-contained annexe above.

North Shields offers a wide range of amenities with the popular Royal Quays Outlet located nearby along with the attractively developed picturesque marina. It is close to major road links providing ease of access to other local towns, the coast, and Newcastle City centre, as well as Tynemouth and the regenerated North Shields fish quay offering cosmopolitan mix of elite dining and brasseries.

£550,000



Property Floorplan



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

ST LEONARDS COURT, NORTH SHIELDS

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Measurements:

LIVING ROOM 16'8 X 11'7

DINING KITCHEN 17'7 X 13'7

DINING ROOM 17'7 X 9'1

WC 6'2 X 2'11

MASTER BEDROOM 14'0 X 9'6

EN-SUITE 7'9 X 3'10

BEDROOM TWO 13'0 X 9'11

STUDY 8'11 X 7'10

BATHROOM 9'2 X 7'5

BEDROOM THREE 12'3 X 10'4

EN-SUITE 7'0 X 4'10

BALCONY

BEDROOM FOUR 17'6 X 8'11

DOUBLE GARAGE/ANNEX 17'9 X 17'8

LIVING/KITCHEN AREA 17'8 X 16'5

SHOWER ROOM 8'2 X 6'6

EPC Rating B



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"I recently let my property through Signature. Every member of the team that I dealt with were friendly, professional and efficient." - Barry

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