



Dockray Square North Shields

The prestigious and wonderful Dockray Square was built in the 18th Century, overlooking a beautiful park area. A vibrant Georgian Square, housing the most affluent of the town and enjoying a renaissance throughout the decades with the ultimate design and build of these stunning, mock Georgian, three storey town houses. Overlooking Laurel Park, this fabulous conservation area is just a short walk from panoramic views up and down the River Tyne, beautiful walks, eateries and of course both North Shields town centre and approximately a 5 minute drive from Tynemouth Village, offering most local amenities, bus routes and Metro for your convenience. The whole area has benefited from substantial investment and as a local business we are so proud to present this stunning family home on the open market, benefiting from substantial improvements throughout, entrance hallway, re-fitted downstairs cloaks/w.c., open lounge through dining room with an enchanting multi fuel stove fire and hearth, double glazed French doors opening out to the private rear garden. Outstanding, re-fitted family dining kitchen with integrated appliances and access out to the garden. The first, floor landing has a feature window and stairs up to the second floor. The principle, bedroom is located on the first floor with contemporary and stylish en-suite bathroom and shower. There are two further double bedrooms to the second floor, one with elegant feature arch window and shutters and a separate, stylish shower room. Private rear town garden with paving, borders and access to single garage with electric and water supply. Front town garden with lawn, borders and wrought iron gates. A truly wonderful opportunity to be a proud owner on this elegant and sought after town square!

£430,000

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Dockwray Square

North Shields

Entrance Door with Feature Arch to:

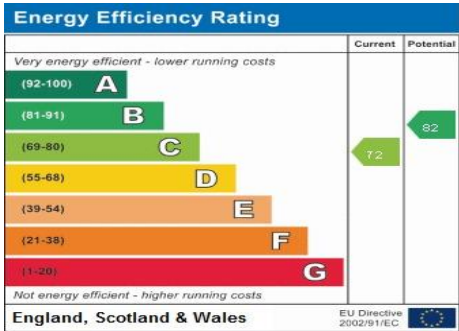
ENTRANCE HALLWAY: Tiled floor, staircase to the first floor, radiator, under-stair cupboard, door to:

DOWNSTAIRS CLOAKS/W.C: Contemporary and stylish, re-fitted cloaks/wc., comprising of, low level w.c. with recessed flush, vanity sink unit with hot and cold mixer taps, half height, brick effect tiling, vertical radiator, spotlights to ceiling, extractor fan

LOUNGE/DINING ROOM: (dual aspect): 26'12 x 11'4, (8.20m x 3.45m), An exceptionally spacious, light and airy family lounge and dining area, with two double glazed windows to the front and double-glazed French doors opening out to the rear garden, stunning, cast iron, multi-fuel stove fire with tiled hearth, feature plinth, coving to ceiling, radiators, quality laminate, door to:

KITCHEN: (rear): 19'7 x 7'6, (5.97m x 2.29m), A stunning, white, high gloss fitted kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob, cooker hood, microwave, fridge freezer, plumbed for dishwasher and automatic washing machine, single drainer sink unit with mixer taps, glass splashbacks, spotlights to ceiling, chrome vertical radiator, tiled floor, two double glazed windows, double glazed door to the rear garden

FIRST FLOOR LANDING AREA: Feature double glazed window, radiator, staircase to the second floor



PRINCIPLE BEDROOM 1: (dual aspect): 19'5 x 11'4, (5.92m x 3.45m), Gorgeous views overlooking the park, radiator, two double glazed windows, door to:

EN-SUITE BATHROOM: Gorgeous en-suite bathroom, boasting, bath with hot and cold mixer taps, chrome shower, vanity sink unit, low level w.c. with push button cistern, fully tiled walls and floor, vertical radiator, double glazed window, shaver point



SECOND FLOOR LANDING: Loft access, cornice to ceiling, door to:

SHOWER ROOM: Contemporary shower room with shower cubicle, chrome shower, hand washbasin with mixer taps, low level w.c. with push button cistern, fully tiled walls and floor, chrome radiator



BEDROOM TWO: (front): 14'0 x 10'5, (4.27m x 3.18m), Maximum measurements, stunning feature arch double glazed window with fitted shutters, radiator, additional recess



BEDROOM THREE: (rear): 11'4 x 8'7, (3.45m x 2.62m), Excellent further double room, with Velux window, radiator, additional double -glazed window

EXTERNALLY: Beautiful, substantially improved rear town garden, with steps down, feature paving, raised borders, fenced and gated, double glazed door into the garage, which benefits from electric and water supply. The front garden is gorgeous, with wrought iron high fencing and gate, lawned area, water feature, borders and outside light

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: D

EPC Rating: C

WB1873/AI/DD/14.08.2023/V.2





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