



Howard Street North Shields

We are in awe of this magnificent and regal Grade II listed building. Circa 1787 and Georgian in build, the space, light and flexibility on offer is just fabulous. Just a short walk from our Vibrant North Shields Quay, with panoramic views of the time, our Georgian, three, storey property has benefitted from the hundreds of thousands of pounds of investment in the surrounding area. Eclectic restaurants, shops and art galleries are close by, with Tynemouth Village and the Quay approximately a 10, minute walk from your door. With original features, plasterwork and a stunning roof terrace, you will be mesmerized with thoughts of days gone by and how you may make your own memories for the future. Entrance hallway, impressive landing with fabulous, feature arch window, large family dining kitchen with modern kitchen, integrated appliances and doors out to the roof terrace where you can enjoy al-fresco dining and morning sunshine! Original doors open from the dining kitchen into the palatial lounge/dining room with Georgian Sash windows, period marble fireplace and open fire. There are two bedrooms to the first floor, a large family bathroom, exceptional sized landing and additional shower room. To the third floor there are an additional three bedrooms with skylights. The property will benefit from a newly created 999, year Lease with Peppercorn ground rent. EPC: D, Council Tax Band: A. No onward chain!

£295,000

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk

Howard Street

North Shields

Double Entrance Door with Original Letterbox and Handle to:

ENTRANCE VESTIBULE/HALLWAY: Majestic hallway with feature plasterwork, original door through to hall, under-stair cupboard, door to rear lane, wood flooring, turned staircase to the first floor

HALF LANDING AREA: Stunning feature arch window with original panelling

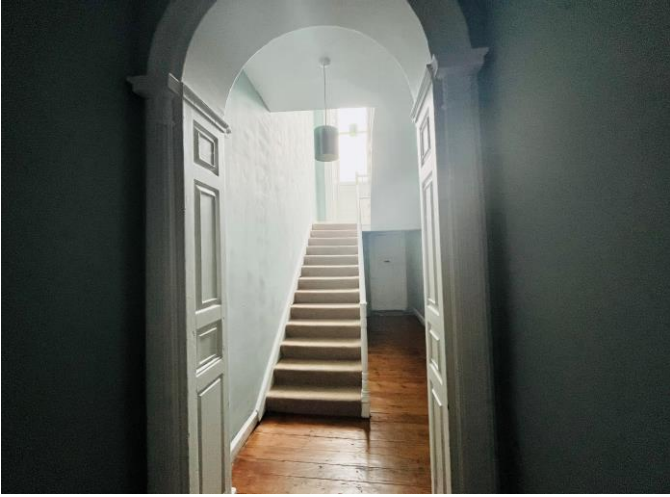
FIRST FLOOR LANDING: Impressive and spacious landing with turned staircase to the second floor, radiator, original door with brass handle to:

DINING KITCHEN: (rear): 17'5 x 15'7, (5.31m x 4.75m), Fabulous family dining kitchen with gorgeous light and space, the kitchen area has been re-fitted with a range of base, wall and drawer units, butcher block worktops, single drainer sink unit, gas range cooker, cooker hood, integrated dishwasher, integrated fridge, plinth lighting, plumbed for automatic washing machine, vertical radiator, combination boiler, steps up to doors out to roof terrace, original doors opening through from the dining kitchen into:

LOUNGE/DINING ROOM: (front): 24'6 x 16'1, (7.47m x 4.90m), A majestic, regal and quite spectacular family lounge and dining area. Two large, double glazed sash windows, period, marble fireplace with open fire and hearth, cornice to ceiling, wood flooring, radiator

SECOND FLOOR LANDING: Excellent landing space with potential for furthering either an additional, bedrooms or a larger bedroom with en-suite if required, feature arch, staircase to third floor, Open through to;

ADDITIONAL LANDING SPACE: 11'8 x 4'9, (3.56m x 1.45m), Large recessed storage area, door to:



SHOWER ROOM: A contemporary, re-fitted shower room, with shower area, chrome shower, stylish, on bench sink unit, low level w.c. with push button cistern, recessed shelving, tiled floor

FAMILY BATHROOM: 11'7 x 11'3, (3.53m x 3.43m), Fitted bath, stylish on bench sink, low level w.c with push button cistern, shower cubicle, with shower, radiator, tiled floor, window

BEDROOM ONE: (front): 16'0 x 13'4, (4.88m x 4.06,) A stunning principle, bedroom with recessed shelving, two double glazed sash windows, radiator

BEDROOM TWO: (front): 13'1 x 9'3, (3.99m x 2.82m), Double glazed sash window, radiator

THIRD FLOOR LANDING: Loft access

BEDROOM THREE: (rear): 15'8 x 11'1, (4.78m x 3.38m), Two Velux windows, radiator

BEDROOM FOUR: (front): 15'7 x 10'8, (4.75m x 3.25m), Two Velux windows, radiator

BEDROOM FIVE: (front): 7'9 x 7'0, (2.36m x 2.13m), Velux window

EXTERNALLY: Access will be provided for bins on the ground floor, first floor roof terrace

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from [Date]to be confirmed new land registry applied for.
Peppercorn rent

Council Tax Band: A

EPC Rating: D

WB2047/AI/DD/14.08.2023/V.1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

