



## Kirton Park Terrace

### North Shields

A fabulous, imposing, period terrace family home. Elevated and double fronted, with bay windows and stunning original features. Entrance vestibule, hallway, lounge with bay and fireplace, additional lounge/dining room to the front with bay window and fireplace, contemporary, re-fitted kitchen with integrated appliances, utility room, workroom. Spacious landing, three bedrooms and additional study room, stylish re-fitted shower room with walk in shower. Private and enclosed rear town garden with delightful Westerly aspect, front garden area with steps up to entrance. No onward chain. Located within the catchment area for popular local schools, shops, restaurants and bus routes. Approximately a 10-minute walk from our beautiful coastline too! What's not to love!

# £280,000

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Double fronted period terrace just opposite the gunner... west facing yard

Double Glazed Entrance Door to:

### ENTRANCE VESTIBULE:

Tiled floor, double glazed windows, door with original stained leaded light top panels, leaded light door into:



### ENTRANCE HALLWAY:

Spacious and impressive hallway with spindle turned staircase to the first floor, cornice to ceiling, radiator, under-stair cupboard, door to:

LOUNGE: (front): 16'10 x 13'3 (5.13m x 4.04m)

With measurements into alcoves and feature double glazed bay window with original panelling under, stunning original cornice and plasterwork, brick fireplace with gas fire, radiator



SITTING/DINING ROOM: (front): 15'6 x 14'2 (4.72m x 4.32m)

With measurements into alcoves and double-glazed bay window with original feature panelling under, brick fireplace and gas fire, radiator, beautiful original cornice and plasterwork

UTILITY: 7'6 x 6'2 (2.29m x 1.88m)

Double glazed window, combination boiler, plumbed for automatic washing machine, under-stair cupboard, door to:



WORKROOM: 10'4 x 6'7 (3.15m x 2.00m)

Storage area, door to rear yard, single glazed window

### 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: B**

**EPC Rating: D**

WB1255/AI/DD/28.08.22/V.1

**KITCHEN: (rear): 11'1 x 8'8, (3.38m x 2.64m)**

Contemporary, re-fitted high gloss kitchen incorporating a range of base, wall and drawer units, high gloss roll edge worktops, single drainer sink unit with mixer taps, integrated electric oven, microwave, hob, breakfast bar, radiator, pantry cupboard, double glazed window



**FIRST FLOOR LANDING AREA:**

Spacious landing with double glazed window, panelling

**BEDROOM ONE: (front): 16'2 x 12'2 (4.93m x 3.71m)**

With measurements into feature double glazed bay window, radiator, cornice to ceiling



**BEDROOM TWO: (front): 13'7 x 12'0 (4.15m x 3.66m)**

Excluding depth of fitted robes, into double glazed bay window, radiator

**BEDROOM THREE: (front): 8'9 x 6'9 (2.67m x 2.06m)**

Radiator, double glazed window



**NURSERY/STUDY: (rear): 9'3 x 5'7 (2.82m x 1.70m)**

Skylight

**SHOWER ROOM:**

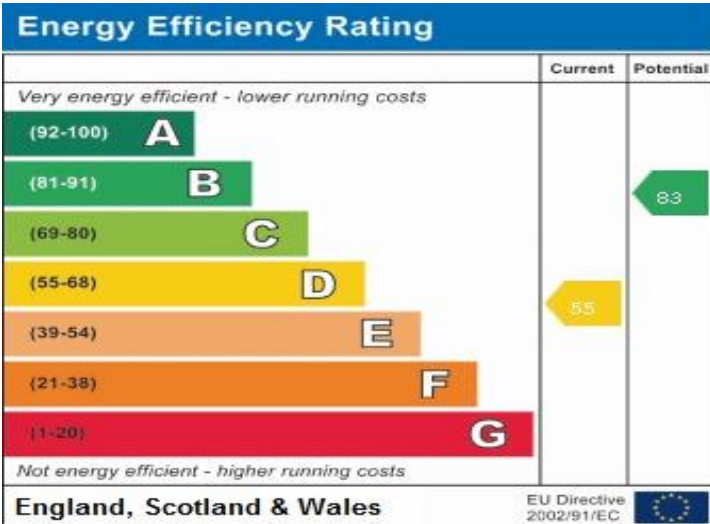
Double walk-in shower cubicle, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, chrome radiator, two double glazed windows, laminate flooring, panelled ceiling with spots

**EXTERNALLY:**

West facing rear town garden, front garden with steps up to front entrance, patio areas

**TENURE: Freehold**





**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.

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