



Newcastle Street North Shields

A beautifully presented, period terrace property with excellent proximity to the Metro, town centre, bus routes, shops and schools. Oozing charm, space and style, a welcoming hallway awaits you, leading through to the lounge area with stunning, cast iron open fire and period fireplace, outstanding, re-fitted breakfasting kitchen with contemporary breakfast table, stylish units and wood worktops, Belfast sink and integrated appliances. There are three bedrooms to the first floor, the third accessed from the principle bedroom. Unusually, the second bedroom has such a charming balcony via French doors, such a lovely feature! Gorgeous, Victorian style family bathroom with shower and large Velux, allowing maximum light into the room. Private and enclosed patio area. The property has recently been re-roofed.

£175,000

ROOK
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Entrance Door to:

ENTRANCE HALLWAY: wood effect flooring, original staircase up to the first floor, radiator, door to:

LOUNGE: (front): 16'8 x 12'9, (5.08m x 3.89m), beautifully presented lounge with measurements into alcoves, period fireplace with cast iron open fire, slate hearth, radiator, double glazed window

DINING KITCHEN: (rear): 18'4 x 14'2, (5.59m x 4.32m), maximum "L" shaped measurements, stunning, re-fitted kitchen, incorporating a range of stylish two colour, base, wall and drawer units, wood worktops, Belfast sink with brass effect hot and cold mixer taps, integrated electric oven, gas hob, brick effect tiling, combination boiler, large under-stair pantry cupboard, double glazed window, plumbing for automatic washing machine, fully glazed, double glazed door with integral blind opening out to the rear patio, wood effect laminate flooring, contemporary vertical radiator

FIRST FLOOR LANDING AREA: radiator, door to:

BEDROOM ONE: (front): 13'3 x 12'7, (4.04m x 3.84m), double glazed window with panelling under, Victorian style radiator, double storage cupboard, door to:



BEDROOM TWO/NURSERY: 7'2 x 6'2, (2.18m x 1.88m), double glazed window, radiator, loft access

BEDROOM THREE: (rear): 11'0 x 5'9, (3.35m x 1.75m), double glazed French doors out to balcony with wrought iron railings, radiator

FAMILY BATHROOM: 7'6 x 6'0, (2.29m x 1.83m), Elegant and stylish, encompassing a Victorian feel, curved bath, chrome shower, pedestal washbasin, low level w.c. with push button cistern, tile effect flooring, chrome radiator, Velux window, brick effect tiling

EXTERNALLY: Private and enclosed rear patio garden, gated exit to lane

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

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: A

EPC RATING: D

WB2357.AI.AI.28/02/24.V.2





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