



Waterloo Place North Shields

Waterloo Place has always held a prestigious reputation over the years, boasting a late 1800's build and fine location, close to local schools, bus routes, shops and a short drive to Tynemouth Village and our gorgeous coastline. It is also approximately a five minute walk from the nearest Metro station. This stunning, end-terrace family home showcases charm, elegance, original features, space, light and so much more. There is an impressive hallway with original staircase to the first floor, front facing lounge with feature panelling and bay window. Enjoy the light and space the family dining kitchen offers, with a stylish, contemporary kitchen and French doors opening out to the garden area. Feature landing area with turned staircase up to the second floor. Two double bedrooms to the first floor and a beautiful, Victorian style family bathroom with Forest Waterfall shower. To the second floor is a superb landing area which could be utilised as office/study space and two further double bedrooms. Private and enclosed rear town garden, Victorian forecourt garden. Finally, owned solar panels ensure you also benefit from reduced energy bills, whilst doing your bit for the planet! We just love this fine residence and are sure you will too!

£335,000

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Double Glazed Entrance Door to:

ENTRANCE LOBBY: open through to:

ENTRANCE HALLWAY: Impressive and spacious hallway with original, turned staircase to the first floor, under-stair cupboard, two pillar radiator, double glazed window, door to:



LOUNGE: (front): 15'1 x 13'0, (4.59m x 3.96m), with measurements into feature double glazed bay window and alcoves, half height panelling, three pillar radiator

DINING KITCHEN: (rear): 20'3 x 10'5, (6.15m x 3.18m), stylish and contemporary kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, one and a half bowl sink unit with mixer taps, stainless steel cooker hood, range cooker, (negotiable), double glazed window, brick effect tiling, three pillar radiator, double glazed French doors out to rear garden, plumbed for automatic washing machine, wood effect flooring



FIRST FLOOR LANDING AREA: two pillar radiator, large double glazed window, additional double glazed window, feature turned staircase to the second floor, door to:

BEDROOM ONE: (front): 13'1 x 10'8, (4.0m x 3.25m), feature panelling under double glazed window, measurements into alcoves, radiator

BEDROOM TWO: (rear): 13'10 x 10'8, (4.22m x 3.25m), radiator, double glazed window

BATHROOM: 9'4 x 6'4, (2.84m x 1.93m), Stunning, re-fitted bathroom, comprising of, bath with tiled panel, chrome, wall recessed mixer taps and shower controls with additional spray, wall mounted, Forest waterfall spray, stylish, on bench sink with hot and cold mixer taps, low level w.c. with recessed flush, gorgeous tiling, double glazed window, tiled floor, chrome radiator



SECOND FLOOR LANDING AREA: Fabulous feature landing, which is currently utilised as a study/office area, double glazed window, large Velux window, large walk in cupboard, door to:

BEDROOM THREE: (front): 13'2 x 10'4, (4.01m x 3.15m), large Velux window, additional Velux, measurements into recess with some restricted headroom, radiator

BEDROOM FOUR: (rear): 13'1 x 9'2, (3.99m x 2.79m), maximum measurements with some restricted headroom, Velux window, radiator

EXTERNALLY: Victorian, forecourt garden area, walled, side gate into rear courtyard garden with lawn and patios, outside tap

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

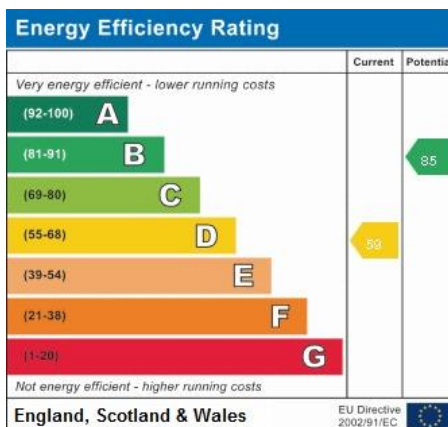
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

WB1861.AI.AI.5/4/24.V.1





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

