



## Waterville Terrace

### North Shields

This fabulous Victorian terrace is steeped in history and located in the heart of North Shields, with local schools, Metro, bus routes and shops on your doorstep. With fabulous original features you will absolutely fall in love with the charm, space, character and potential this family home has to offer. With gorgeous kerb appeal and steps up to the entrance, there is an impressive entrance vestibule and hallway, wood floor and original, turned staircase to the first floor. The front lounge is stunning with, shutters and panelling, exposed brick recess and multi-fuel stove fire, wood flooring, original plasterwork, separate dining room with open fire and fabulous fireplace, family kitchen with integrated appliances, Victorian style family shower room with large forest waterfall spray. Wonderful, split level first floor landing area, three bedrooms, the principle, bedroom with stylish fitted wardrobes. The property also showcases a large ground floor basement with potential for renovation and living space. Private and enclosed town garden with off street parking. The property has undergone substantial renovation in recent years and really is stunning!

# £250,000

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Steps Up To:

Composite Entrance Door: double glazed top pane, opening to:

ENTRANCE VESTIBULE: original tiled floor, cornice to ceiling, glazed door to:

ENTRANCE HALLWAY: a beautiful hallway with wood floor, original, turned staircase up to the first floor, feature arch with corbels, half height panelling to walls, under-stair recess with power points, cornice to ceiling, radiator, door to kitchen, door to:

DINING ROOM: (rear): 14'7 x 12'3, (4.45m x 3.73m), into alcoves and double-glazed bay window with shutters, original architraves and under-panelling, fabulous reclaimed, period fireplace with open fire, tiled inset and hearth, wood floor, radiator, cornice to ceiling, through to:

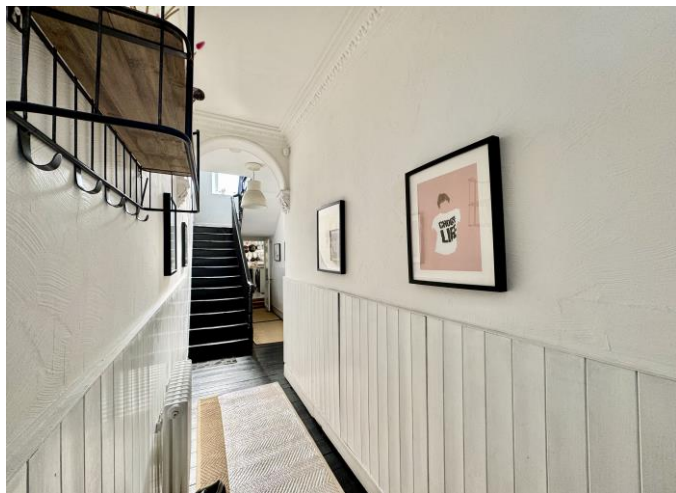
LOUNGE: (front): 15'0 x 14'7, (4.57m x 4.45m), a stunning front lounge with delightful, elevated position, measurements into alcoves and two double glazed windows, with shutters and original, under-window panelling, exposed brick recess with multi fuel stove fire, tiled hearth, plinth, cornice to ceiling, vertical radiator, two three panel, Victorian style radiators, wood floor

KITCHEN: (rear): 8'7 x 8'0, (2.62m x 2.44m), fitted with a range of white, base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, stainless steel cooker hood, plumbed for automatic washing machine, under-floor heating, laminate flooring, double glazed window, double glazed door out to the rear town garden, through to:

SHOWER ROOM: 8'5 x 6'4, (2.57m x 1.93m), a gorgeous, Victorian style shower room, showcasing, walk in shower cubicle, chrome shower with additional forest waterfall spray, on bench sink unit with vanity unit, low level w.c with recessed flush, tiled floor, tiled shower area and brick effect tiling, double glazed window, vertical towel radiator, spotlights to ceiling

HALF LANDING AREA: double glazed window, stairs up to the:

FIRST FLOOR LANDING AREA: fabulous landing area, double glazed window, loft access, radiator





BEDROOM ONE: (front): 16'4 x 10'5, (4.98m x 3.18m), two radiators, two double glazed windows, oak flooring, large storage cupboard, stylish double wardrobe

BEDROOM TWO: (rear): 14'9 x 11'1, (4.50m x 3.38m), plus depth of alcoves, fitted storage into alcove, radiator, double glazed window

BEDROOM THREE: (front): 11'3 x 6'0, (3.43m x 1.83m), radiator, double glazed window

BASEMENT: (accessed from town garden via double glazed doors): Large storage area, perfect for bikes/motorbikes, combination boiler, through to:

BASEMENT ROOM ONE: 18'4 x 15'2, (5.59m x 4.62m), exposed brick chimney breast, through to:

BASEMENT ROOM TWO: 18'4 x 15'5, (5.59m x 4.70m), double glazed window to the front, exposed brick chimney breast wall

EXTERNALLY: private and enclosed rear town garden with double gates for off street parking, front Victorian forecourt garden area, steps up to front door

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: On street and Permit parking. One permit free and an additional one available at a charge of £25 per annum

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

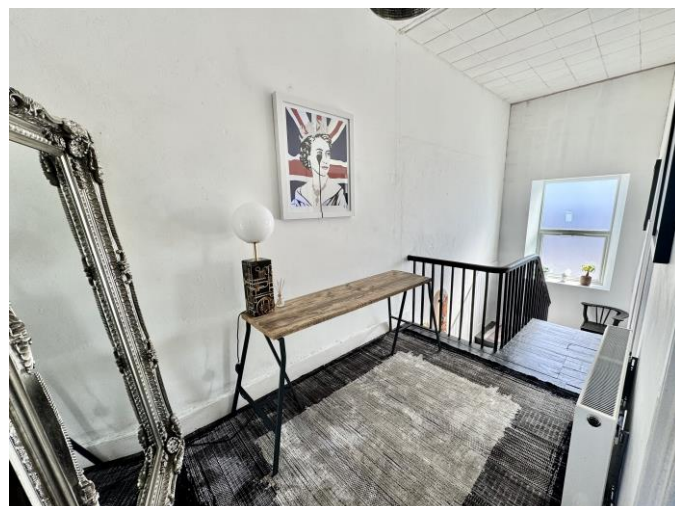
#### TENURE

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: TBC**

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