



Renaissance Point | North Shields | NE30 1LA

£435,000

Enjoying an elevated position with breath-taking views over the River Tyne, this beautifully presented townhouse offers spacious, light filled accommodation across three impressive floors. The ground floor boasts a superb open-plan layout, featuring a stylish kitchen dining area complete with modern fitted units, built in appliances. To the rear, a stunning orangery which is flooded with natural light from a vaulted glass roof, this space opens directly onto the rear yard area — creating a wonderful indoor-outdoor living experience that's perfect for entertaining or relaxing. The first floor offers a bright and welcoming living room featuring a charming bay window that frames stunning river views, creating an ideal space to unwind and enjoy the outlook. There is also a well-proportioned double bedroom and a stylish family bathroom complete with a modern white suite and shower over bath. The second floor hosts the impressive principal bedroom, a generous double room with its own en-suite shower room. From here, you can enjoy stunning elevated views over the river and surrounding landscape, creating a tranquil and private retreat. Externally, the property benefits from an attractive, rear garden featuring stylish paved seating area ideal for outdoor dining. To the front, there is further kerb appeal with a South-facing town garden perfect for soaking in the sun and views all day. There is also an allocated car port in a secure car park which is accessed to the rear of the property. Situated in a prestigious riverside setting, this beautiful home is within easy reach of the popular North Shields Fish Quay, renowned for its excellent selection of bars, restaurants, and independent shops. The golden sands of nearby Tynemouth, with its boutique stores and vibrant cafe culture, are also just moments away. Excellent transport links ensure quick access to Newcastle city centre and the wider region. This exceptional townhouse offers a rare opportunity to acquire a luxurious riverside residence that combines modern elegance with coastal charm, a truly special home in an outstanding location.

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Front door to:

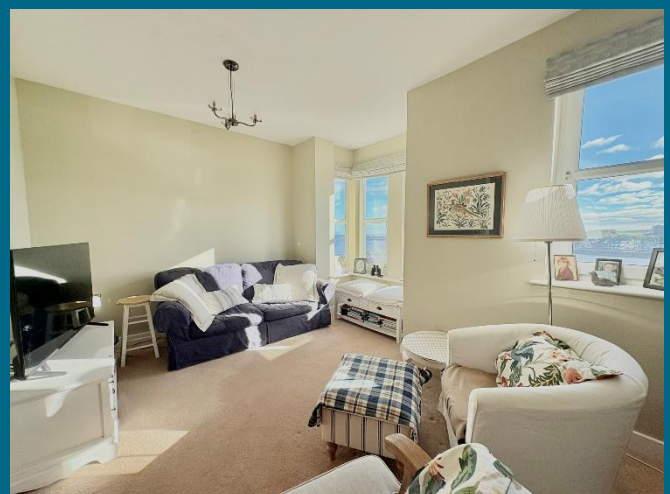
Entrance Hallway: wood flooring, staircase to first floor, door to:

Kitchen/Diner: 8.7' x 27.7' (2.62m x 8.41m) maximum measurements, incorporating a range of modern and stylish base, wall and drawer units, radiator, sleek worktops, wood flooring, sink with hot and cold mixer tap, integrated electric oven, ceramic hob and cooker hood. Double glazed windows to front of property offering amazing views across the River Tyne and also benefiting from a South facing aspect, double glazed bi-folding doors opening up to the beautiful and light Orangery and door to utility.

Orangery: 11.6' x 11' (3.51m x 3.35m) with a vaulted glass roof that fills the room with natural light, beautiful white tiled floor with marble effect, double glazed sliding doors to back garden area.

Utility: 5.6' x 8.7' (1.68m x 2.62m) including stylish base and wall units that tastefully match the kitchen, sink with hot and cold mixer tap, double glazed window to rear of property with shutter blinds, wood flooring door to:

W.C.: 5.7' x 8.7' (1.7m x 2.62m) wood flooring, low level W.C with push button cistern, hand washbasin with mixer tap.



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First Floor Landing: carpet floor, staircase to second floor, door to:

Living Room: 15' x 12.1' (4.57m x 3.68m) maximum measurement into bay. Double glazed windows including bay window with stunning panoramic views of the River Tyne, radiator, carpet floor.

Bedroom Three: 8.2' x 15.1' (2.48m x 4.59m) well-proportioned and light double bedroom, carpet floor, radiator, double glazed window with shutter blinds.

Bathroom: 5.5' x 6.7' (1.65m x 2m) family bathroom with tiled flooring and walls, modern bath with mixer tap and overhead shower, handwash basin with mixer tap, low level W.C with push button cistern, chrome radiator.

Second Floor Landing: carpet floor, storage cupboard containing combi boiler, door to:

Bedroom Two: 8.2' x 15.1' (2.48m x 4.59m) spacious and light double bedroom with built in wardrobes offering generous storage space, double glazed windows complete with stylish shutters, carpet floor.

Bedroom One: 9.4' x 12.8' (2.84m x 3.86m) maximum measurements, plus built in wardrobe. Double glazed windows benefitting from South aspect views over the River Tyne and flooding the room with natural light complete with shutter blinds, carpet floor, loft access hatch, door to:

En-suite: 8.8' x 5.5' (2.64m x 1.65m) maximum measurements, spacious shower, chrome radiator, tiled floors and walls.

EXTERNALLY: enclosed and beautifully kept rear paved garden area with storage shed and access to allocated car port for off street parking, front town garden which benefits from a Southerly aspect and another area that benefits from the breathtaking views across the River Tyne.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Bay

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

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: 125 years from 2001- Remaining years 99

Service Charge: Includes building insurance £482 per annum

COUNCIL TAX BAND:D

EPC RATING:C

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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