



Washington Terrace | North Shields | NE30 2HG

£550,000

Set along one of North Shields' most distinguished and architecturally impressive terraces, this elegant four-storey period home offers exceptional space, character and presence in a truly enviable coastal setting. Washington Terrace is widely regarded as one of the area's finest residential addresses, known for its striking late Victorian architecture. Behind its attractive frontage lies a home rich in original detail and thoughtful enhancements. High ceilings, decorative cornicing, fireplaces and large traditional windows flood the rooms with natural light while maintaining the proportions and grandeur expected of a property of this era. The entrance hallway immediately impresses with its tiled flooring and sweeping staircase, setting the tone for the accommodation that follows. On the ground floor level there are two beautiful reception rooms, each offering its own atmosphere, a refined front lounge centred around a feature fireplace, and a versatile second reception room, both full of character and generous proportions. This floor is complemented by a useful utility room and contemporary shower room for added practicality. The lower ground floor leads you into an impressive open-plan kitchen and dining space. Exposed brickwork and a range-style cooker add warmth and character, while the generous proportions comfortably accommodate a full dining suite. A living room with log burner creates a cosy retreat to complete the lower ground floor. Across the upper floors are four well-proportioned bedrooms. The principal suite occupies the top floor and provides a peaceful sanctuary with vaulted ceilings, exposed beams and a beautifully appointed en-suite bathroom. Three further bedrooms on the level below offer flexibility for family living, guests or home working. Externally, the property benefits from a private rear garden, a sheltered space ideal for outdoor seating and entertaining. Positioned within easy reach of the coastline, Tynemouth Golf Club, Front Street's cafes and restaurants, the Fish Quay, well-regarded schools and excellent transport links into Newcastle, this is a substantial period home offering space, character and lifestyle in equal measure.



LOWER GROUND FLOOR

DINING KITCHEN 20'5" x 15'8" (6.22m x 4.78m): Range of wall, base and drawer units, wood worktops, underfloor heating, space for range-style cooker, Belfast sink, tiled splashbacks and part tiled walls, feature exposed brick fireplace with electric fire, space for full dining table, access door to rear garden, stairway to ground floor, door to:

LIVING/FAMILY ROOM: 17'10" x 16'5" (5.44m x 5.00m): Feature exposed brick fireplace with log burning stove, double glazed windows with plantation shutters, door to storage cupboard.

GROUND FLOOR

ENTRANCE HALLWAY: Entrance door into vestibule, glazed door to main hallway, patterned tile flooring, stairway to first floor, stairway to basement floor, dado rail, decorative corning, radiator, door to:

LIVING ROOM 16'5" x 16'5" (5.00m x 5.00m): Feature fireplace with surround, double glazed windows with plantation shutters, decorative corning, wood flooring, radiator.

SITTING ROOM (Rear Reception) 13'9" x 16'3" (4.19m x 4.95m): Feature fireplace with surround, double glazed window with plantation shutters, picture rail, radiator, wood flooring, door to:

UTILITY ROOM 10'1" x 5'8" (3.07m x 1.73m) Wall and base units, double glazed window with plantation shutters, plumbing for washer, basin with mixer tap, radiator, door to garden.

SHOWER ROOM 5'5" x 10'2" (1.65m x 3.10m): Walk-in shower enclosure, Low level W.C, floating vanity basin, towel radiator, part tiled walls, wood flooring.

FIRST FLOOR

LANDING: Stairway to second floor, double glazed window with plantation shutters, radiator, wood flooring.

BEDROOM TWO (front) 16'4" x 13'9" (4.98m x 4.19m): Double glazed windows with plantation shutters, picture rail, radiator.

BEDROOM THREE (rear) 13'7" x 16'2" (4.14m x 4.93m) Double glazed window with plantation shutters, picture rail, radiator.

BEDROOM FOUR 6'9" x 13'0" (2.06m x 3.96m): Double glazed window with plantation shutters, picture rail, radiator, wood flooring.

SECOND FLOOR

BEDROOM ONE 16'1" x 19'8" (4.90m x 5.99m): Vaulted ceiling with exposed beams, double glazed Velux windows, radiator, door to wardrobe area, door to en-suite.

EN-SUITE BATHROOM 12'3" x 7'0" (3.73m x 2.13m): Freestanding bath, walk-in shower, vanity basin, low level cistern W.C, towel radiator, tiled floors and walls.

EXTERNALLY: The property benefits from a private rear garden with access from the two lower floors and gated access to back lane. The front of the property boasts an enclosed town garden with beautifully tiled walkway to the front door.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: On street

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: C

EPC RATING: C

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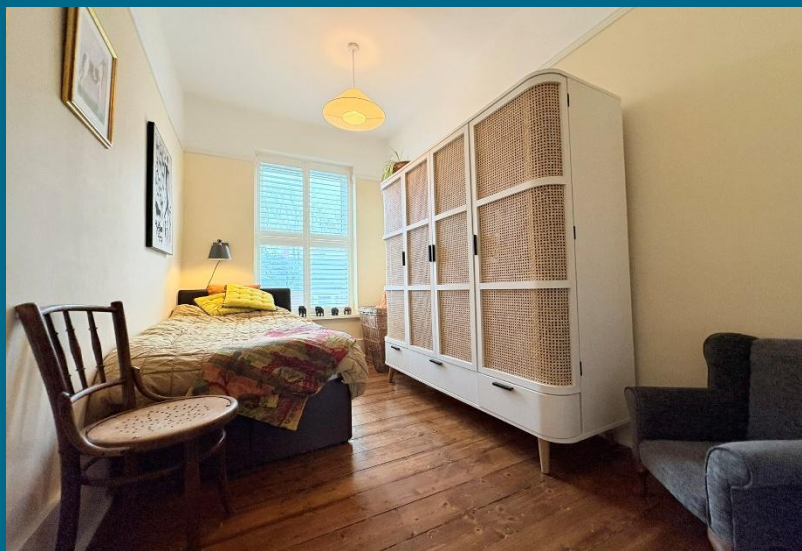


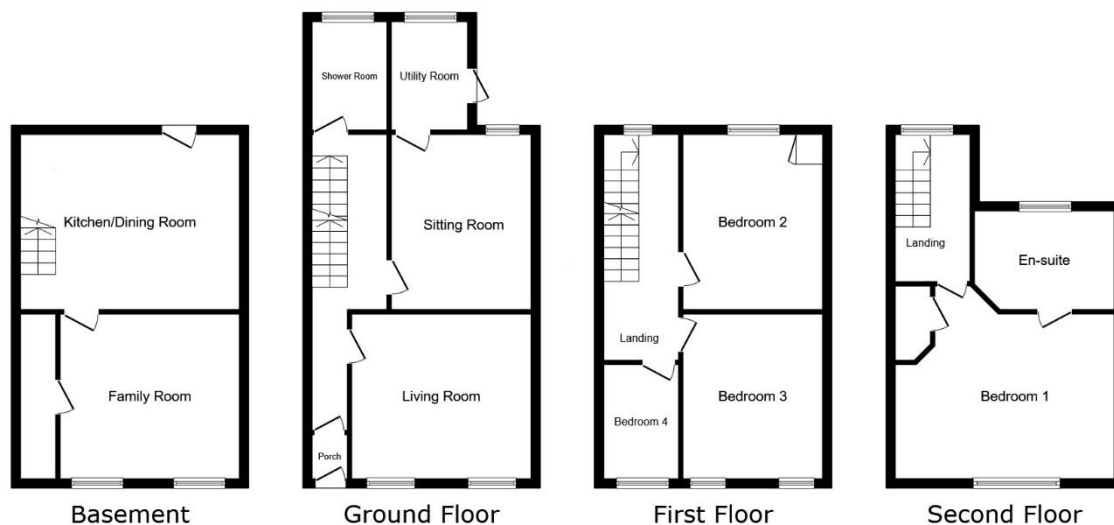
For any more information regarding the property please contact us today

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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