

SIGNATURE

NORTH EAST

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📍 Kirton Park Terrace, North Shields NE30 2DQ

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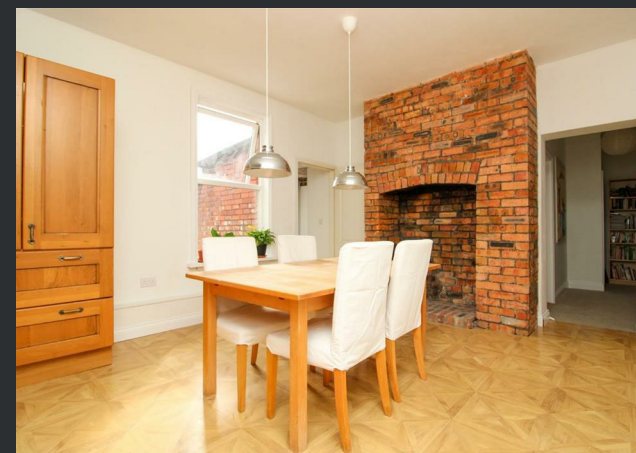
Offers Over £250,000

Welcome to Kirton Park Terrace, North Shields—a charming 1910-built property that blends character and history. Situated in the heart of North Shields, this home offers a perfect balance of convenience and tranquillity. Local amenities are plentiful, with quality education options such as Kings Priory School and John Spence Community High School nearby. For recreation, the area boasts beautiful green spaces, including Tynemouth Park and Northumberland Park. The property is well-connected, with easy access to the A19 and A1058, making travel to Newcastle and beyond straightforward. The vibrant community is further enriched by local shops, cafes, and efficient public transport options.

As you step inside this property, the staircase leads you to the first floor, where the layout is thoughtfully designed for convenience and comfort. The open-plan kitchen and dining area is bathed in natural light, featuring a charming redbrick fireplace that adds character. The kitchen offers an array of custom-made wall and base units, and comes fully equipped with a fridge freezer, double oven, and dishwasher. Adjacent to the dining area, the spacious living room is ideal for social gatherings, with a large bay window that lets in plenty of natural light and offers lovely views. A feature fireplace, framed by fitted bookshelves, adds to the room's appeal.

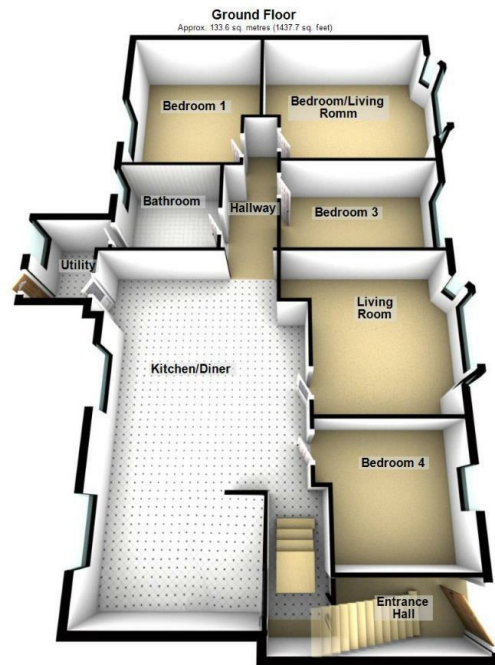
This remarkable property boasts four well-appointed double bedrooms. One bedroom is currently used as an additional sitting room, featuring a fireplace and a bay window that enhances the space's warmth and light. The family bathroom is a luxurious four-piece suite, including a freestanding bathtub and a walk-in shower. The utility room completes the property, providing additional storage and access to the outdoors.

Don't miss the opportunity to make this stunning apartment your new home. Located within easy reach of local amenities and perfectly situated in North Shields, this property offers both comfort and convenience. Contact Signature North East today to book your viewing and discover all this home has to offer.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 133.6 sq. metres (1437.7 sq. feet)
 Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
 Plan produced using PlanUp.

Measurements:

Kitchen/Dining
 23'0" x 14'0"

Living Room
 10'2" x 13'10"

Bedroom 1
 10'6" x 13'10"

Bedroom 3
 10'3" x 9'0"

Bedroom 2/Living Room
 13'11" x 14'3"

Bedroom 4
 10'3" x 8'9"

Bathroom
 8'11" x 8'11"

Utility Room
 7'3" x 7'1"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
 2002/91/EC







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