

SIGNATURE

NORTH EAST

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 Albion Road, North Shields NE30 2RJ

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Offers Over £425,000

Signature North East proudly presents this charming three-bedroom terraced property located on Albion Road in North Shields. Dating back to the 1800s, this residence seamlessly blends comfortable living spaces with versatile commercial areas, making it an ideal opportunity for both business endeavours and a perfect family home transformation. The surrounding area provides a host of amenities, including cafes, bars, shops, and reputable schools. Excellent transport links, facilitated by the metro and A19, connect the property conveniently to the coast and Newcastle city centre.

Inside the property, you'll find the inviting living quarters towards the rear. The open-plan living room/kitchen diner is a visually stunning space, offering ample room for a comfortable seating area, a spacious family dining table, and any additional furnishings. Enhancing the ambiance are an ornate fireplace and a separate log burner, providing warmth and charm. The kitchen, renovated in 2016, boasts sleek shaker-style wall and base units, complemented by high-quality countertops for style, storage, and functionality. A beautiful Belfast sink and a large island counter further contribute to the kitchen's appeal. Adjacent to the living room/kitchen diner is a convenient utility room.

On the ground floor, you'll also discover the main bathroom and one of the three bedrooms. The well-sized bedroom accommodates a double bed and additional furnishings comfortably. The meticulously finished main bathroom, also updated in 2016, features a spacious bath, a separate walk-in shower, a WC, and a hand basin.

Ascending from the living room/kitchen diner, two more bedrooms await on the upper floor. The generously sized master bedroom includes built-in wardrobe space for ample storage and a modern en suite with a shower, WC, and hand basin. The final versatile bedroom caters to individual needs.

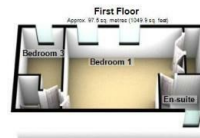
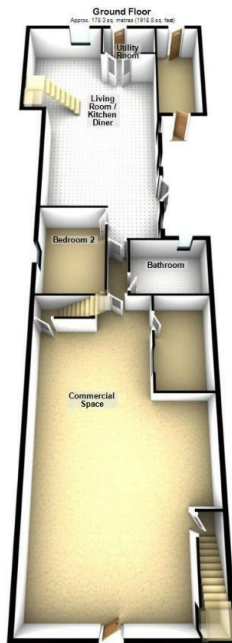
Returning to the ground floor, the property features a sizable commercial space currently used as a workshop. Two distinct staircases lead to separate office spaces.

Externally, the rear of the property boasts a paved outdoor space, perfect for potted plants and outdoor furniture.



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

PROPERTY FLOORPLAN



Total area: approx. 275.8 sq. metres (2968.7 sq. feet)
Please do not use the floorplans or the dimensions to make any offer or to accept any offer of the property.
For more information, please contact the agent.

Measurements:

Living Room / Kitchen Diner
38'4" x 27'3"

Utility Room
8'4" x 5'0"

Bedroom One
18'4" x 15'10"

En Suite
6'7" x 6'4"

Bedroom Two
13'0" x 9'2"

Bedroom Three
12'2" x 6'6"


Bathroom
10'4" x 7'10"

Commercial Space
39'2" x 23'0"

Office One
23'7" x 12'8"

Office Two
23'7" x 12'9"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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