

SIGNATURE

NORTH EAST

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📍 Washington Terrace, North Shields NE30 2HG

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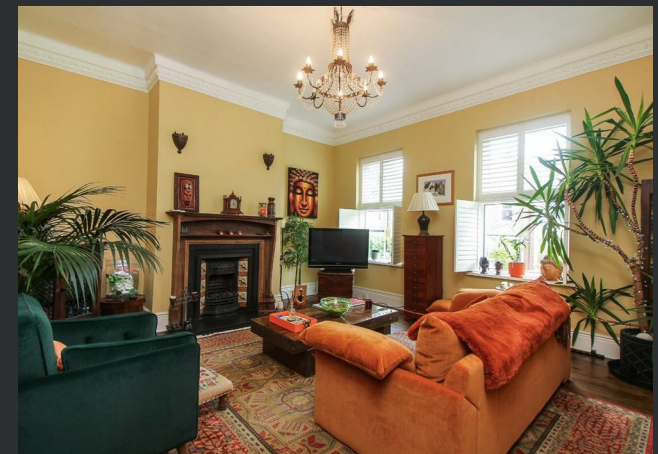
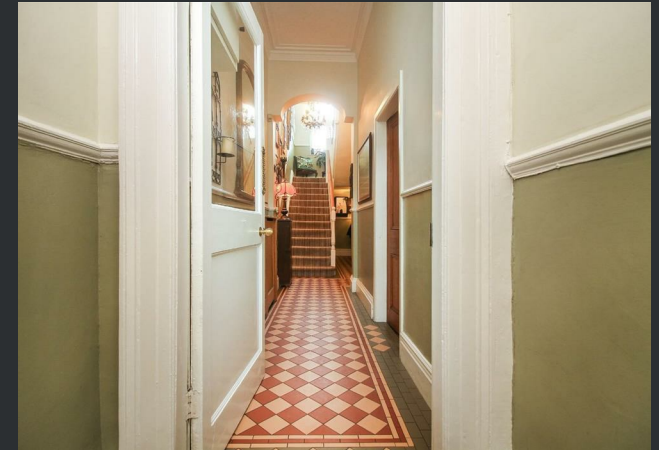
Offers Over £550,000

Signature North East is thrilled to introduce this 4-bedroom, 4-story terraced home on the outskirts of North Shields, in the coveted Washington Terrace (one of the last 2, four story full homes left in the street). This beautifully presented property enjoys a prime location, near the picturesque coast, Tynemouth golf club, convenient amenities, shops, renowned restaurants, Fishquay, and excellent transportation links to Newcastle City Centre. With proximity to great schools, it offers a perfect blend of comfort and convenience.

Entering through the central hallway, the first floor reveals a spacious living room with large windows, a fireplace with surround, and ample space for furnishings. The adjacent sitting room is versatile, while a modern shower room with a walk-in shower, hand basin, and w.c. adds practicality. Completing this level is a utility room. Descending to the ground floor, the family area exudes a cosy ambiance with a log burner fireplace. The open-plan kitchen/diner features underfloor heating, shaker-style units, integrated cooker, and can easily accommodate a family size dining table, providing the perfect setting for shared meals. It also grants easy access to the rear garden.

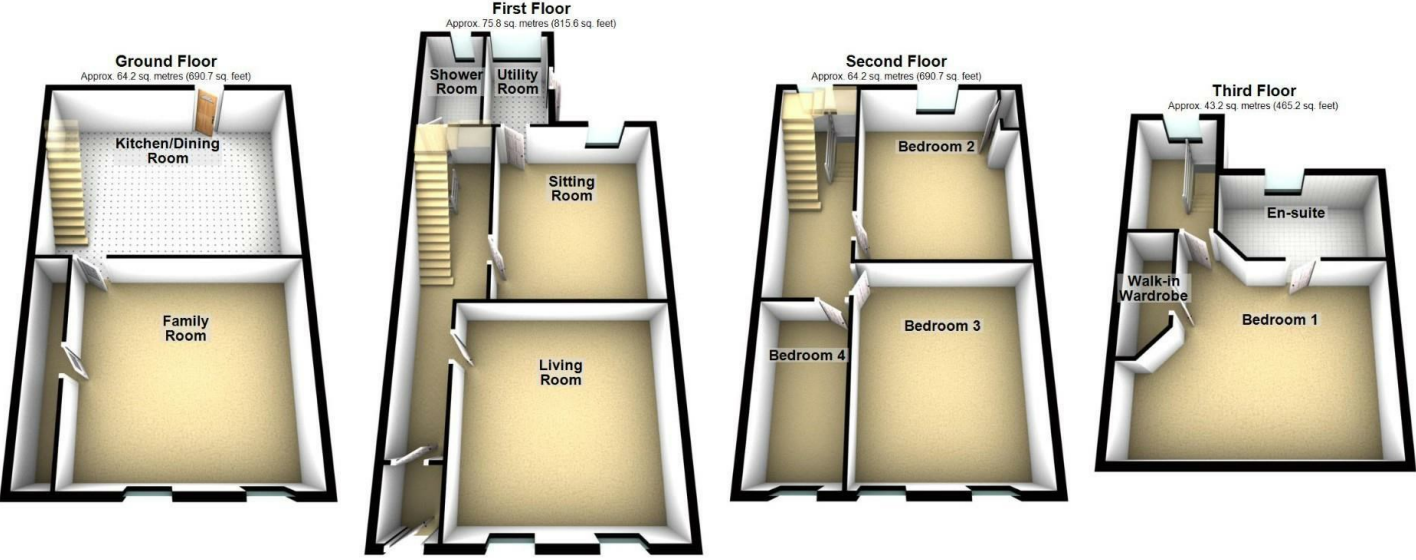
Moving to the first floor, three generous bedrooms await, two capable of accommodating a kingsize bed and additional furnishings. The third single bedroom provides versatile space for customization. Ascending to the second floor reveals the expansive master bedroom, easily accommodating a kingsize bed, skylight windows, a walk-in wardrobe, and a recently renovated ensuite with a walk-in shower, underfloor heating, freestanding bathtub, hand basin, and w.c.

The property is complemented by a generous west-facing rear garden, laid with artificial lawn, ideal for outdoor plants, and furniture. This space is perfect for relaxation and entertaining. This exceptional residence, offering a perfect blend of modern living in a coveted location.



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

PROPERTY FLOORPLAN



Total area: approx. 247.3 sq. metres (2662.2 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:

- Family Room
17'10" x 16'7"
- Kitchen / Dining Room
20'10" x 16'0"
- Living Room
16'6" x 16'5"
- Sitting Room
16'2" x 13'10"
- Utility Room
10'3" x 5'10"
- Shower Room
10'3" x 5'6"
- Bedroom One
19'9" x 16'7"
- En Suite
12'9" x 7'1"
- Bedroom Two
16'6" x 13'10"
- Bedroom Three
16'2" x 13'10"
- Bedroom Four
13'1" x 6'11"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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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