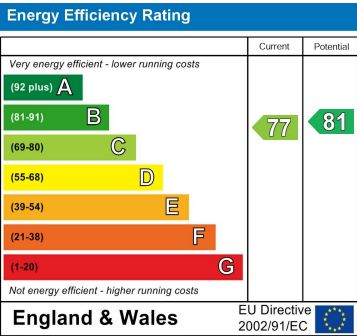




Dolphin Quay, North Shields



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £335,000

Description

RARE TO THE MARKET, SPACIOUS THREE BEDROOM APARTMENT WITH BALCONY OVERLOOKING THE RIVER TYNE IN NORTH SHIELDS - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this three bedroom, two bathroom apartment, with private balcony from which to enjoy the river views. Positioned upon the fourth floor, the property is a must see for anyone looking to buy a bolt hole or main residence by the river. Internally there is a lounge with balcony connecting to the master bedroom, kitchen, two further bedrooms, two of which with en suite bathrooms, and powder room. Completing this generous home, the property benefits from a garage, two allocated residents parking spaces and internal lift.

Briefly comprising: Secure communal entrance with a lift and stairs to all floors. Once upon the fourth floor, the private reception hallway leads to all rooms and benefits from an integral storage cupboard. Positioned to the front of the apartment, the lounge/diner is spacious, with windows to the front overlooking the river, and door giving access out to the private balcony connecting to the master bedroom.

Moving into the kitchen, fitted with various wall and base units, incorporating an electric hob, oven, extractor and sink, as well as designated space for further appliances. The kitchen also benefits from a raised dining area, with views looking over the river. Progressing into the primary bedroom, another expansive space, equipped with fitted wardrobes, and windows overlooking the river, complete with access to the private balcony. Accessed via the fitted wardrobes, an en suite bathroom offers a hidden convenience, equipped with WC, pedestal wash basin and bath with shower overhead.

Situated to the rear of the apartment, the second bedroom offers a unique configuration, incorporating a walk in wardrobe with double doors, and access to the en suite bathroom. Thoughtfully configured, the en suite benefits from an integral bath with shower overhead, WC and vanity wash basin with storage surround. Next, the third bedroom presents an airy space, able to accommodate a multitude of layouts and furniture. Completing this generous home, the powder room houses a vast amount of fitted wardrobes and vanity area, as well as a hand basin and WC.

Externally, the private balcony is a real asset of the home, offering wonderful uninterrupted views over the river. There is are two designated parking bays and private garage within the secure development grounds.

Situated on the Fish Quay in North Shields offering an extensive array of restaurants, bars and cafe's. Only a short walk to the centre of North Shields for local shops, amenities and the Metro station. Tynemouth Village is also within walking distance and has a great choice of shops, restaurants, award winning Long Sands Beach and is host to a weekend market.

Communal Entrance

Private Hallway
12'11" x 8'1"

Living Room
22'6" x 19'1"

Private Balcony
17'3" x 6'9"

Kitchen
6'9" x 14'7"

Bedroom One
13'0" x 16'5"

En Suite
9'8" x 5'9"

Bedroom Two
18'9" x 12'3"

Walk In Wardrobe
9'11" x 3'3"

En Suite
5'9" x 7'7"

Bedroom Three
10'2" x 11'8"

Powder Room
7'5" x 11'8"

Garage
7'11" x 16'5"

Residents Parking
Two Allocated Parking Spaces and Garage

Tenure
Leasehold - 167 years remaining

