



Alma Place North Shields

Without doubt, one of the finest examples of period terrace properties on the open market right now! Located on the iconic Alma Place, such a wonderful street, close to popular local schools, bus routes and approximately a five-minute walk to the Metro. Circa 1891 and steeped in history, boasting fabulous room sizes, original features, elegance and style throughout. The property showcases an impressive extension to the ground floor, offering a magnificent, open plan dining kitchen with Central Island and vaulted ceiling. The kitchen is beautifully fitted with Inglenook and Range Cooker, (negotiable) and flows through to the gorgeous dining room with exposed brick chimney breast and recess, perfect for entertaining and cosy evenings. There is a separate, spacious utility area, downstairs cloaks/wc. and gym, which could potentially be used as a home office or playroom. The front lounge is simply stunning, with feature bay window and fitted shutters, exposed brick recess and hearth and fantastic cornicing. The half landing returns onto the spacious landing area with original staircase leading further up to the second floor. The half landing is home to the luxurious family bathroom, Victorian in style with freestanding bath and double shower cubicle and separate study. Off the first, floor landing area three spacious bedrooms, one with a striking fireplace and cast iron, arch fireplace. The principle, bedroom on the second floor has a marvellous dual aspect with feature beams and dormer windows, opening through to the gorgeous en-suite shower room. There are private and enclosed front and rear town gardens and permit, on-street parking.

£525,000

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Entrance Door to:

ENTRANCE VESTIBULE: Victorian style tiled floor, feature panelling, dado rail, cornice to ceiling, half glazed door through to:

ENTRANCE HALLWAY: impressive and grand hallway with feature cornice, dado rail, corbels, turned feature staircase to the first floor, cast iron, Victorian style radiator, large under-stair cupboard with light, door to:



LOUNGE: (front): 18'0 x 13'9, (5.49m x 4.19m), with measurements into alcoves and feature double glazed bay sash window with fitted window shutters, original panelling under, recessed, exposed brick recess with tiled hearth, beautiful feature shelving into alcoves, cornice to ceiling, four pillar radiators, wood effect flooring, feature panelling to walls

DINING ROOM: (central), 15'3 x 12'7, (4.65m x 3.84m), with measurements into alcoves, gorgeous, exposed brick chimney breast and recess, electric stove fire, tiled hearth, cornice to ceiling, picture rail, radiator



DINING KITCHEN: (rear): 18'8 x 18'4, (5.69m x 5.59m), a fabulous, extended family dining kitchen with stunning vaulted ceiling, central island and breakfast bar, down lighters and recessed spotlights, the kitchen is fitted with a rustic country style kitchen incorporating a range of base, wall and drawer units, solid wood worktops, large Belfast sink with mixer taps, space for American fridge freezer, integrated wine cooler, integrated microwave and dishwasher, Inglenook and Range cooker, (negotiable), high gloss tiled floor, brick effect tiling, thermostatically controlled, under-floor heating, double glazed bi-fold doors out to the rear town garden, open through to:

UTILITY ROOM: (rear): 8'7 x 7'7, (2.52m x 2.31m), stylish base units, wood worktop, Belfast sink with hot and cold mixer taps, brick effect tiling, combination boiler, high gloss tiled floor, Velux, pulley drying rail, under-floor heating, spotlights to ceiling, double glazed French door to rear town garden, through to:

DOWNSTAIRS CLOAKS/WC.: 5'3 x 5'0, (1.60m x 1.52m), hand washbasin, low level w.c. with push button cistern, high gloss tiled floor, brick effect tiling, Velux window, spotlights to ceiling



GYM/PLAYROOM: (rear): 9'4 x 8'8, (2.84m x 2.64m), a superb sized, versatile room currently utilised as a gym, but potentially could be used as a playroom or home office, tiled floor

HALF LANDING AREA: turned staircase up to the first floor, feature corbels and plasterwork, skylight, dado rail, door to:

FAMILY BATHROOM: 10'6 x 9'4, (3.26m x 2.84m), a luxurious, family bathroom, providing a stunning, Victorian style haven for relaxation! Freestanding, slipper bath with hot and cold freestanding mixer taps and shower spray, walk-in double shower cubicle with chrome shower and ceiling mounted Forest waterfall spray, pedestal washbasin, low level w.c. brick effect tiling, spotlights to ceiling, parquet style flooring, double glazed sash window, white and chrome, Victorian style radiator

STUDY: (side): 7'5 x 5'4, (2.26m x 1.62m), double glazed sash window, additional double-glazed window

FIRST FLOOR LANDING AREA: turned staircase to the second floor, dado rail, skylight, door to;

BEDROOM TWO: (front): 15'3 x 11'1, (4.65m x 3.38m), into alcoves and double-glazed sash windows with fitted shutters, exposed brick chimney breast, picture rail, radiator, dado rail

BEDROOM THREE: (rear): 15'4 x 12'7, (4.67m x 3.84m), into alcoves, striking feature fireplace with cast iron arch fireplace, tiled hearth, picture rail, dado rail, double glazed sash window with shutters, radiator

BEDROOM FOUR: (front): 11'5 x 7'7, (3.48m x 2.31m), dado rail, radiator, double glazed window with shutters, picture rail

HALF LANDING/SECOND FLOOR LANDING AREA: spotlights to ceiling, Velux window, door to:

BEDROOM ONE: (dual aspect): 22'0 x 11'4, (6.71m x 3.45m), into double glazed dormer windows, exposed beams, spotlights to ceiling, storage into eaves, door to:

EN-SUITE SHOWER ROOM: 9'7 x 5'5, (2.92m x 1.65m), stunning en-suite shower room with walk in shower cubicle, chrome shower and forest waterfall spray, pedestal washbasin with hot and cold mixer taps, low level w.c. with recessed flush, recessed lighting, chrome ladder radiator, fully tiled walls and floor, Velux window

EXTERNALLY: enclosed, private rear town garden with paving, outside tap, gates to rear yard with potential off- street parking if required. Front forecourt garden, gated and walled

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Permit parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: D

EPC RATING: C

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