



Newcastle Street | North Shields | NE29 0DE

£300,000

Circa, 1856, three storey period terrace is full of charm, light and space. Centrally located, close to local shops, schools, bus routes and a short walk from the Metro, this popular location is convenient for a multitude of buyers and families. Immaculate throughout with a spacious entrance hallway, lounge with attractive feature fireplace and gas, living flame fire, separate dining room which flows beautifully through to the stylish and contemporary breakfasting kitchen with integrated appliances, large utility area and boot room, gorgeous turned staircase up to the first floor, luxurious family bathroom with free standing bath, three bedrooms to the first floor, two with fitted wardrobes providing ample hanging and storage space, to the second floor there is a spacious landing area with storage and large fourth bedroom with Velux window and storage. Private and enclosed rear town garden with resin patio and delightful South-Westerly aspect. We can't wait for you to view!

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Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: door to:

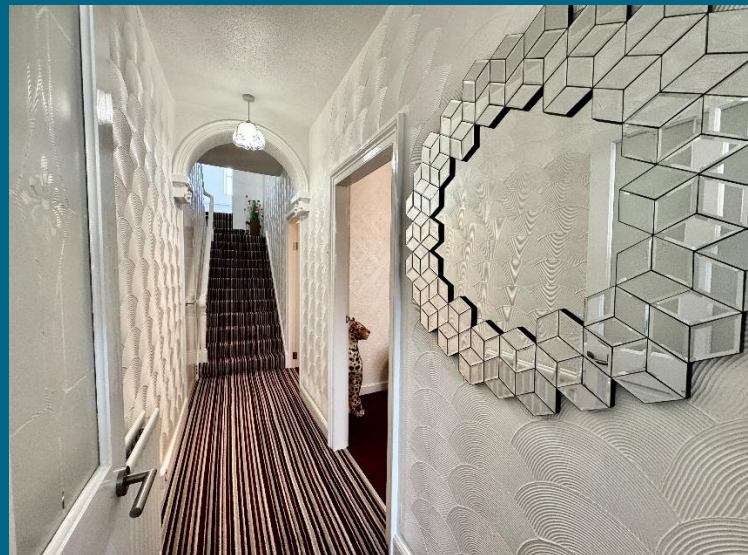
ENTRANCE HALLWAY: impressive hallway with turned, feature staircase up to the first floor, feature arch and plasterwork, radiator, door to utility space and boot room, door to:

LOUNGE: (front): 14'4 x 13'9, (4.37m x 4.19m), into alcoves, attractive feature fireplace with gas, living flame fire, coving to ceiling, double glazed window, radiator

DINING ROOM: (rear): 14'3 x 12'7, (4.34m x 3.84m), into alcoves, storage cupboard, housing combination boiler, double glazed window, radiator, door to:

BREKFASTING KITCHEN: (rear): 14'4 x 9'4, (4.37m x 2.84m), stunning, re-fitted breakfasting kitchen, extended and enjoying maximum light into this delightful, sunny room. The kitchen is fitted with a range of white, stylish base, wall and drawer units, contrasting worktops, breakfast bar, integrated electric oven, induction hob, cooker hood, plumbed for automatic washing machine, one and a half bowl sink unit with mixer taps, tiled splashbacks, double glazed window, under-floor heating, tiled floor, double glazed door out to the garden area

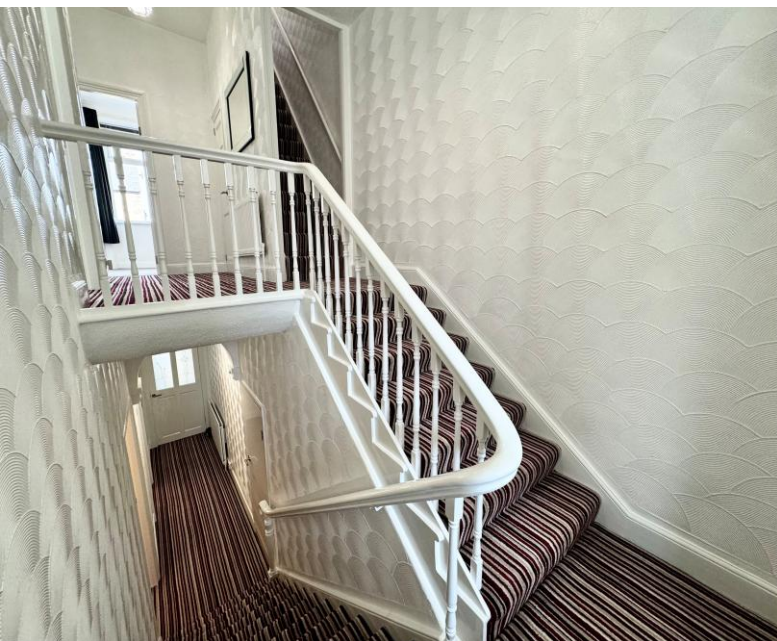
UTILITY AREA/BOOT ROOM: (off hallway): 25'2 x 2'9, (7.67m x 0.83m), ample storage and shelving



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HALF LANDING AREA: staircase to first floor landing, staircase to the second floor, door to:

FAMILY BATHROOM: 8'8 x 8'5, (2.54m x 2.57m), luxurious re-fitted bathroom, with a beautiful, freestanding bath and taps, with shower spray, pedestal washbasin, low level w.c. with recessed flush, tiled walls, three pillar, Victorian style radiator, two double glazed windows, laminate flooring

FIRST FLOOR LANDING: stairs to second floor, door to:

BEDROOM ONE: (rear): 14'2 x 10'9, (4.32m x 3.28m), excluding depth of gorgeous, sliding wardrobes, providing superb storage, radiator, double glazed window

BEDROOM TWO: (front): 14'0 x 11'7, (4.27m x 3.53m), including depth of fitted wardrobes and alcoves, radiator, double glazed window

BEDROOM FOUR: (front): 10'3 x 7'9, (3.12m x 2.36m), radiator, double glazed window

SECOND FLOOR LANDING AREA: storage and light into eaves, into:

BEDROOM THREE: (rear): 14'0 x 20'0 (4.27m x 6.07m), (Maximum measurements into recess) some restricted head room, Velux window, radiator, storage into eaves

EXTERNALLY: private and enclosed town garden to the rear with resin patio, outside tap, double doors providing secured entrance

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premise

Mobile Signal Coverage Blackspot: No

Parking: On street Permit Parking, First permit Free

Additional permit if required £25 Per annum

WARRANTIES/GUARANTEES

We have been advised that the owners are in receipt of paperwork for the guarantees

Central Heating Boiler - guaranteed until 01/03/2032

Both Flat Roofs - guaranteed until 17/09/2028

Damp Proof Course - guaranteed until 24/06/2026

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: A

EPC RATING: D

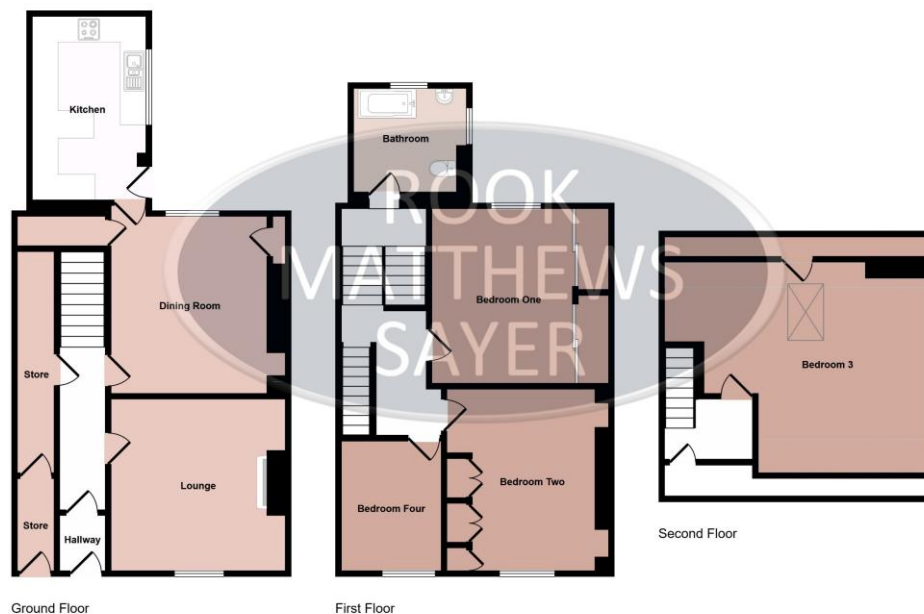
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Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.