



## **Union Stairs, North Shields Quayside NE30 1NE**

**Auction Guide Price: £85,000**

**Sale By Auction 26<sup>th</sup> February 2026: Option 2**

Superbly located, enjoying an elevated position on the banks of our vibrant North Shields Quay, with panoramic views from the Courtyard area over the river. Just a short walk from the bustling Quay with restaurants, bars and local, independent shops. Close to North Shields town centre, Metro, bus routes and approximately a 15-20, minute walk from Tynemouth Village and beach. Union Stairs is a contemporary, gated development overlooking the river, with secure entry system and fobbed gates providing access to both the courtyard and the under-ground parking area. Our two- story property enjoys a lift within the block and spacious room sizes with a secure entry system, hallway with storage, ground floor bathroom with shower, two spacious bedrooms, bathroom with shower, turned staircase up to the first floor. The superb sized lounge enjoys a dual aspect with measurements of 19'5 x 12'6, flowing into the kitchen area, also benefiting from integrated appliances. The property benefits from gas radiator central heating system and double glazing. Secure, allocated parking bay, communal courtyard town gardens.



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Communal Entrance Door and System:

COMMUNAL ENTRANCE HALL: door to:

ENTRANCE PORCH: cloaks cupboard, door to:

ENTRANCE HALLWAY: staircase up to the first floor, door to:

BATHROOM: bathroom suite comprising of, bath, chrome shower, pedestal washbasin, low level w.c., laminate flooring, radiator, extractor

BEDROOM ONE: 13'5 x 8'0, (4.09m x 2.44m), spacious double bedroom with double glazed window, radiator

BEDROOM TWO: 9'6 x 7'6, double glazed window, radiator

FIRST FLOOR LANDING AREA: double glazed window, door to:

LOUNGE/DINING ROOM: 19'5 x 12'6, (5.92m x 3.81m), a beautiful, recently decorated, dual aspect lounge/dining room with two double glazed windows, there are some gorgeous side views towards the river from the lounge, two radiators, double cupboard providing excellent storage, through to:

KITCHEN: 7'6 x 6'7, (2.29m x 2.0m), fitted kitchen with a range of base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, integrated fridge, freezer, electric oven, gas hob, cooker hood, double glazed window

EXTERNALLY: Beautiful courtyard areas with gorgeous views towards the river, fobbed double gates providing access to the under-ground parking area where there is an allocated parking bay available

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Underground car park with allocated parking bay

#### **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**

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 01.01.1997 Years remaining 917 Peppercorn Rent

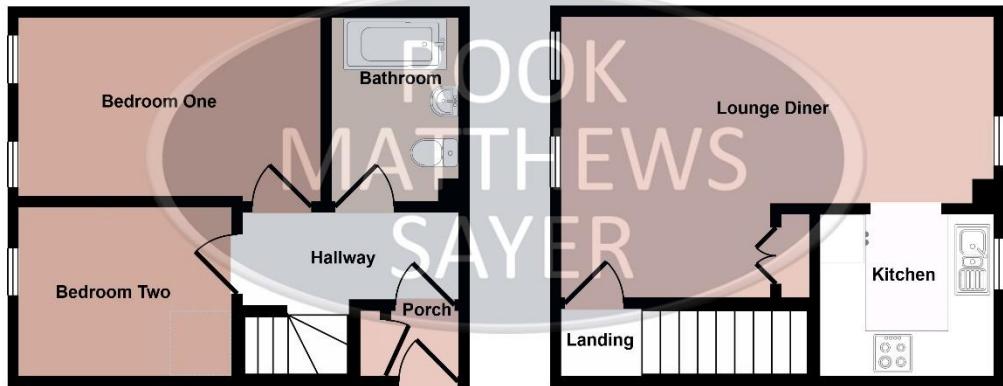
Ground Rent/ Management Fee approx. £216.50 per month

Payable to Kingston Property Services

#### **COUNCIL TAX BAND: B**

#### **EPC RATING: C**

WB2943.AI.DB.21.01.2026.V.1



Ground Floor 19 Union Stairs

First Floor

 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.

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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.

