FOR SALE

11 NORTHUMBERLAND TERRACE, NORTH SHIELDS NE30 4BA
£675,000



3 BEDROOM MAISONETTE

- FANTASTIC THREE BEDROOM MAISONETTE
- EXPANSIVE VIEWS ACROSS THE RIVER TYNE
- PRESTIGIOUS AND HIGHLY SOUGH AFTER COASTAL AREA
- ELEGANT AND BEAUTIFULLY PRESENTED GRAND RECEPTION ROOM
- FABULOUS KITCHEN DINER
- MODERN BATHROOM WC AND CONTEMPORARY SHOWER ROOM WC
- REAR YARD
- EPC RATING C

VIEW PROPERTY

SHARED VESTIBULE

ENTRANCE HALLWAY

LANDING

RECEPTION ROOM
23'3 x 16'3

KITCHEN DINER
16'3 x 13'11

BATHROOM WC
8'0 x 7'7

SECOND FLOOR LANDING

BEDROOM
13'3 x 11'9

BEDROOM
12'11 x 12'0

BEDROOM
13'10 x 7'6

SHOWER ROOM WC
6'1 x 3'3

SHARED REAR YARD

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This beautifully presented three bedroom maisonette occupies the upper floors of an impressive period building in one of Tynemouth's most desirable locations. Grand proportions, elegant period details and views across the gardens towards the River Tyne make this a particularly special home.

A shared vestibule leads to the maisonette's private entrance hallway, where stairs rise to the first floor split level landing. From here, there is access to the reception room, kitchen diner and bathroom.

The grand reception room is the highlight of the home, offering an elegant and generously proportioned space for relaxing or entertaining. Its sweeping bay window frames beautiful views across the gardens towards the River Tyne, while decorative cornicing, a ceiling rose, feature fireplace and fitted alcove shelving bring out its period character.

The fabulous kitchen diner is fitted with solid wood wall, base and drawer units, granite worktops, and Grohe hot tap. It offers space for a range style oven beneath a chimney hood, as well as an integrated dishwasher and washing machine. The first floor bathroom has a panelled bath with shower over, vanity washbasin and integrated WC.

Further stairs rise from the landing to the second floor, where there are three well proportioned bedrooms. Both the first and third bedrooms enjoy views across the gardens towards the River Tyne. A contemporary shower room with a walk-in shower, vanity washbasin, integrated WC and Envirovent system completes this floor.

Externally, the property benefits from its own rear yard, subject to a right of access for the ground-floor flat for bin access and emergency escape.

Tynemouth is one of the North East's most sought after coastal villages, loved for its historic character and lively village center. Front Street offers a wonderful choice of independent cafés, restaurants, shops and traditional pubs, while Tynemouth Priory and Castle, Longsands Beach and the coastline are close by.

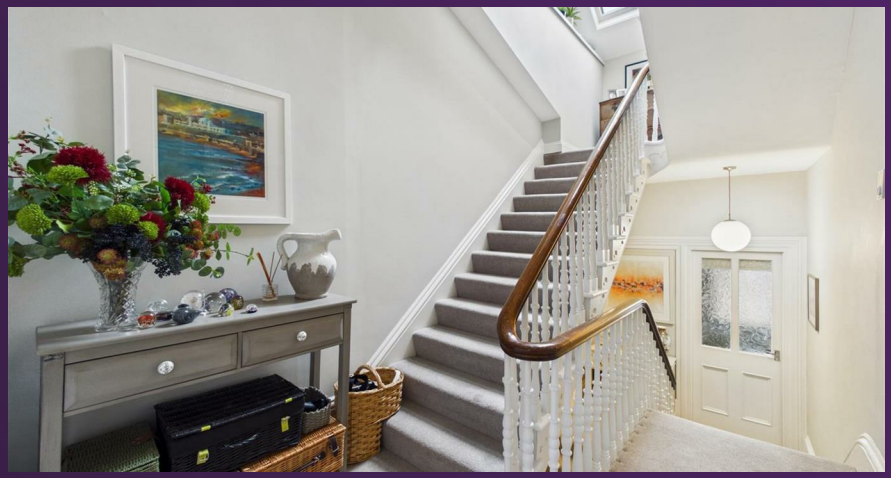
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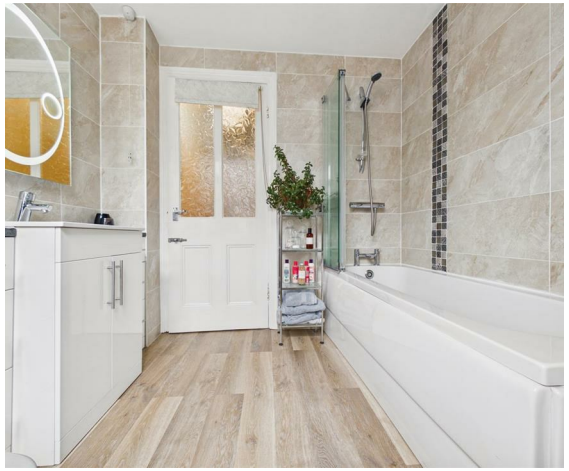
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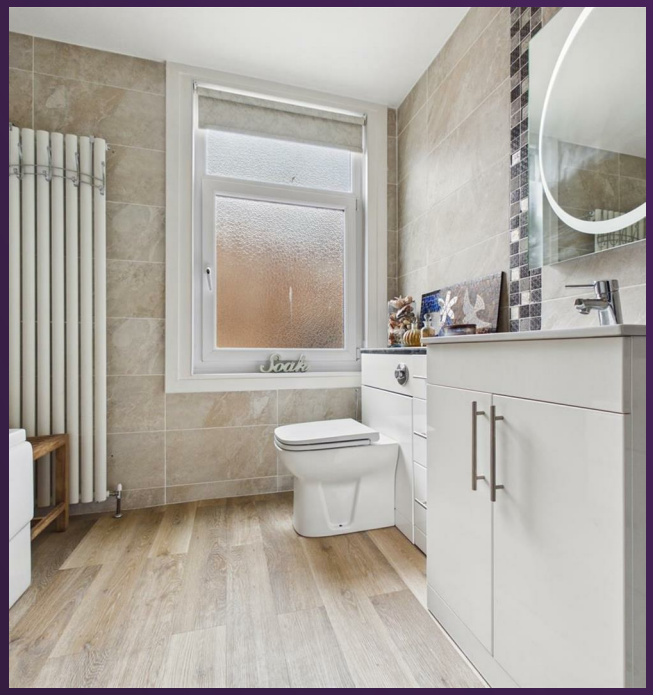






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FLOORPLAN

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

VIEW PROPERTY

THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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