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Ballast Hill Road

North Shields, NE29 6UY

Asking Price £550,000

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Created for sociable waterfront living, this exceptional contemporary townhouse combines uninterrupted River Tyne and marina views with outstanding spaces for entertaining, hosting guests and working from home.

Its centrepiece is the first-floor open-plan kitchen and living space, which opens directly through two sets of glazed doors onto a substantial elevated south-facing terrace overlooking the marina and River Tyne.

Measuring approximately 5.52m × 3.49m—around 19m²—the terrace is far more substantial than a conventional balcony. It functions as a genuine outdoor room, with ample space for outdoor dining, drinks and relaxed gatherings overlooking the water.

The open aspect is especially significant. The outlook extends across land belonging to the property and reaching the river boundary, with no intervening third-party plot between the house and the waterfront. This gives the home its exceptional sense of openness and uninterrupted river views.







External
Under-balcony driveway providing hardstanding for two cars. With electric roller garage door; wall mounted EV charging and bin store.

Hallway 21'3" x 7'4" (6.48 x 2.24)
Wood-floored entrance hallway with radiator and presented in light and neutral decor. With double-doored storage for washing appliances and leading to;

Ground floor Wc 2'10" x 6'4" (0.87 x 1.94)
Ground floor WC with Toilet, Basin and Radiator.

Utility 10'4" x 5'7" (3.16 x 1.71)
Utility Room off Hallway and Garage, Housing the Boiler and providing versatile Storage.

Garage 10'4" x 13'4" (3.16 x 4.07)
Garage with Electric roller door to driveway.

Bedroom Two 13'0" x 15'0" (3.97 x 4.59)
Double Bedroom to Ground Floor with plantation shutters and doors out to the Rear Garden and fitted storage. Configurable as Secondary Sitting Room. With Door to;

Bedroom Two En Suite 5'2" x 7'2" (1.59 x 2.20)
Tiled Ground Floor En Suite Shower Room. With Toilet, Basin, Heated Towel Rail and Shower.

Stairwell 7'0" x 9'0" (2.14 x 2.76)
Feature Wooden Stairs to the above floors.

Living Room 18'1" x 11'1" (5.52 x 3.40)
Large Living room. With Wooden Floors, Two sets of doors to the Balcony behind plantation shutters. Open plan with;

Kitchen 10'10" x 9'0" (3.31 x 2.76)
Modern fitted peninsula kitchen with integrated appliances (Oven, Microwave, Fridge, Freezer, Dishwasher, Wine Cooler, Gas Stove) and window over rear garden.

Balcony 18'1" x 11'5" (5.52 x 3.49)
Well proportioned, south-facing glass sided balcony affording views over the Marina and River.

Second Floor Landing 6'4" x 10'4" (1.95 x 3.15)
Carpeted Landing to the second floor with doors to laundry cupboard; all three bedrooms to this level and hatch to the loft.

Bedroom Three 9'4" x 1053'1" (2.85 x 321)
Double Bedroom to the front of the property with Juliet Balcony towards Marina. Currently being used as a home-office.

Bedroom Four 11'0" x 9'0" (3.37 x 2.75)
Double Bedroom to rear of the property. With plantation shutters and neutral decor.

Family Bathroom 5'6" x 7'2" (1.68 x 2.19)
Tiled family Bathroom with Shower over Bath, Heated Towel Rail, Toilet and large mirror.

Bedroom One 8'11" x 17'7" (2.72 x 5.38)
Principle Bedroom to the Front of the Property. With Juliette balcony to the Marina and Space for free-standing wardrobes. Leading to;

Bedroom One En Suite
Principle En Suite with Shower, Basin, Toilet, Heated Towel Rail and Privacy window to the side aspect.

Rear Garden
Fenced Rear garden laid mostly to lawn with Patio Area. Enjoying the benefit of outdoor water and electric supply. Accessible both internally and from side-return.

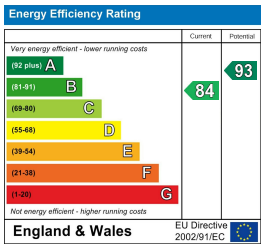
Area Map

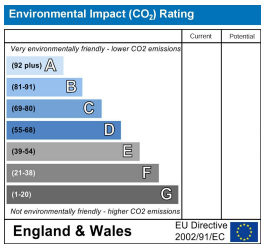


Floor Plans



Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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