

# HUNTERS®

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## Shepherds Quay, Clive Street

Fish Quay, North Shields, NE29 6LF

Asking Price £300,000

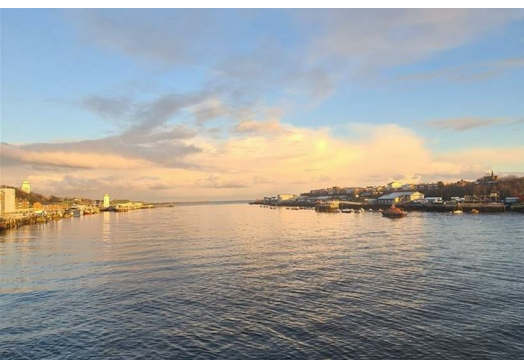


Hunters North Shields welcome to the sales market this fantastic two bedroom waterfront property on North Shields Fish Quay.

New Build second floor apartment with two double bedrooms having full-height windows offering stunning views of the Tyne. The master is en-suite, and the second easily adaptable as home office if preferred. The open-plan living space incorporates fully integrated kitchen with appliances, and has ample space for dining in the living space. This accesses the balcony, with its endless river views. There is a shower over the bath in the stylish main bathroom. The apartment is unfurnished and has electric heating, washer dryer in a utility cupboard, and benefits from one parking space. The block benefits from lift access to all floors and cycle storage.

Situated on North Shields's popular Fish Quay, the property affords it's new owners a selection of stylish and popular venues on it's doorstep. Newcastle Upon Tyne is within commuting distance, along with the Cobalt Business Park.

Contact Hunters North Shields today to arrange your viewing.



## External

Modern built apartment with off-street residents parking. Door through to the communal area with stairs and elevator to the second floor. From Hallway on Second floor, apartment front door to;

Hallway 9'8" x 11'5" (at widest points) (2.95 x 3.48 (at widest points))

Central wood-floored hallway with doors to Bedrooms One and Two, Bathroom, Kitchen and Storage Cupboard.

Bedroom One 11'1" x 15'10" (3.38 x 4.83)

Carpeted Principal Bedroom with feature floor to ceiling windows affording views south across the Tyne. Door to;

En Suite 5'4" x 7'1" (1.65 x 2.18)

En Suite Shower room off Bedroom One. With; Laminate Flooring; Basin; Toilet; Shower and Storage.

Bedroom Two 9'8" x 11'10" (2.95 x 3.63)

Carpeted Second Bedroom (Double), with Floor to Ceiling windows over the River Tyne. This room can also be repurposed as a home office, or more formal dining space.

Kitchen/ Dining 12'5" x 16'10" (3.79 x 5.15)

Modern fitted kitchen with integrated appliances (Fridge, Freezer, Oven, Induction Hob, Dishwasher) and good amount of cabinet storage. Open plan with;

Living Room 12'5" x 13'3" (3.79 x 4.06)

Laminate-floored sitting room with electric heater, spotlight lighting and panoramic feature window over the River Tyne,

## Balcony

Glass-sided balcony accessible from Sitting Room. Offering panoramic views both up and down river, as well as over South Tyneside and out to sea.

## Storage

Storage Cupboard off hallway with plumbing for washing machine.

Bathroom 6'7" x 7'1" (2.01 x 2.18)

Family Bathroom off central hallway. With; Laminate flooring; Tiled walls; Basin; Toilet and Shower over Bath.

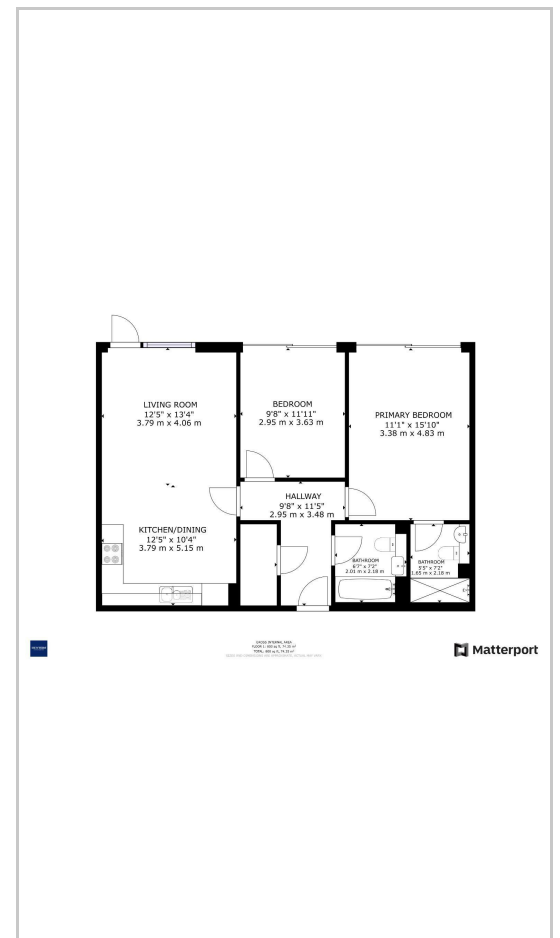
## River Views

### Aerial River Views

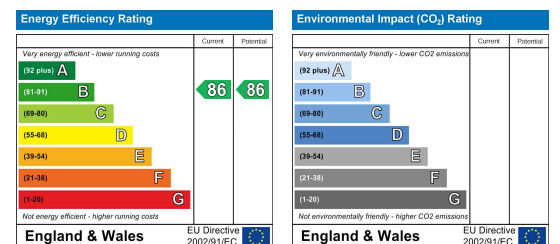
## Area Map



## 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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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