

# SIGNATURE

## NORTH EAST

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📍 Front Street, North Shields NE30 4BX

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**Offers Over £725,000**

Signature North East are delighted to welcome to the market this immaculate Grade II four bedroom terraced property, which has been recently converted from a popular guest house, to a stunning four bedroom family home. The property has been refurbished to an exceptional standard, with high quality fixtures and fittings throughout and is situated just a stones throw away from Tynemouth beach, King Edwards bay and the historic Priory Castle.

This spectacular property is also known for the Political Economist and first British female journalist Harriet Martineau having recuperated there.

Upon entering the property, a short entrance porch provides access to both the ground floor, second floor and the main living room which is located on the first floor. A large bay window illuminates this room with light and provides spectacular views over Tynemouth/North Shields coastline. Offering ample space for furnishings, this cosy space also boasts an electric fire and stylish herringbone flooring. Also on this floor is a convenient WC.

Moving down to the ground floor, a large, open plan kitchen diner showcases a wealth of modern fitted units, a range of integrated appliances including double oven and drinks cooler. There is space for a dining table and an additional breakfasting bar, providing ample seating space. Glass doors open out to the rear garden. Opposite the kitchen, a hallway leads to a stylish bar area complete with stunning wall paneling and multiple seating.

The sleeping quarters are located on the second and third floor, providing four double bedrooms, two en-suite's and an additional shower room.

Externally, there is a well maintained garden to the rear, complete with lawned and patio areas and gated access to the rear.

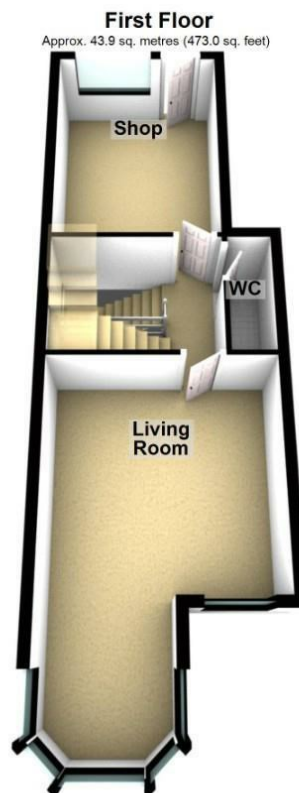
The property is newly rewired throughout, new heating system and boiler as well as sound proofing and insulation.

\*\* Please note that the shop is not included in the sale - However this can be under a separate negotiation \*\*

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



# PROPERTY FLOORPLAN



Total area: approx. 183.8 sq. metres (1978.6 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
21'6" x 13'1"

Kitchen / Dining Room  
24'8" x 10'10"

Bar  
13'4" x 10'2"

Bedroom One  
15'2" x 14'0"

En Suite  
8'7" x 4'6"

Bedroom Two  
14'7" x 14'0"

En Suite  
9'8" x 4'6"

Bedroom Three  
14'6" x 14'0"

Bedroom Four  
14'0" x 13'0"

Shower Room  
10'8" x 3'1"

WC  
7'4" x 2'7"

## Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC







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