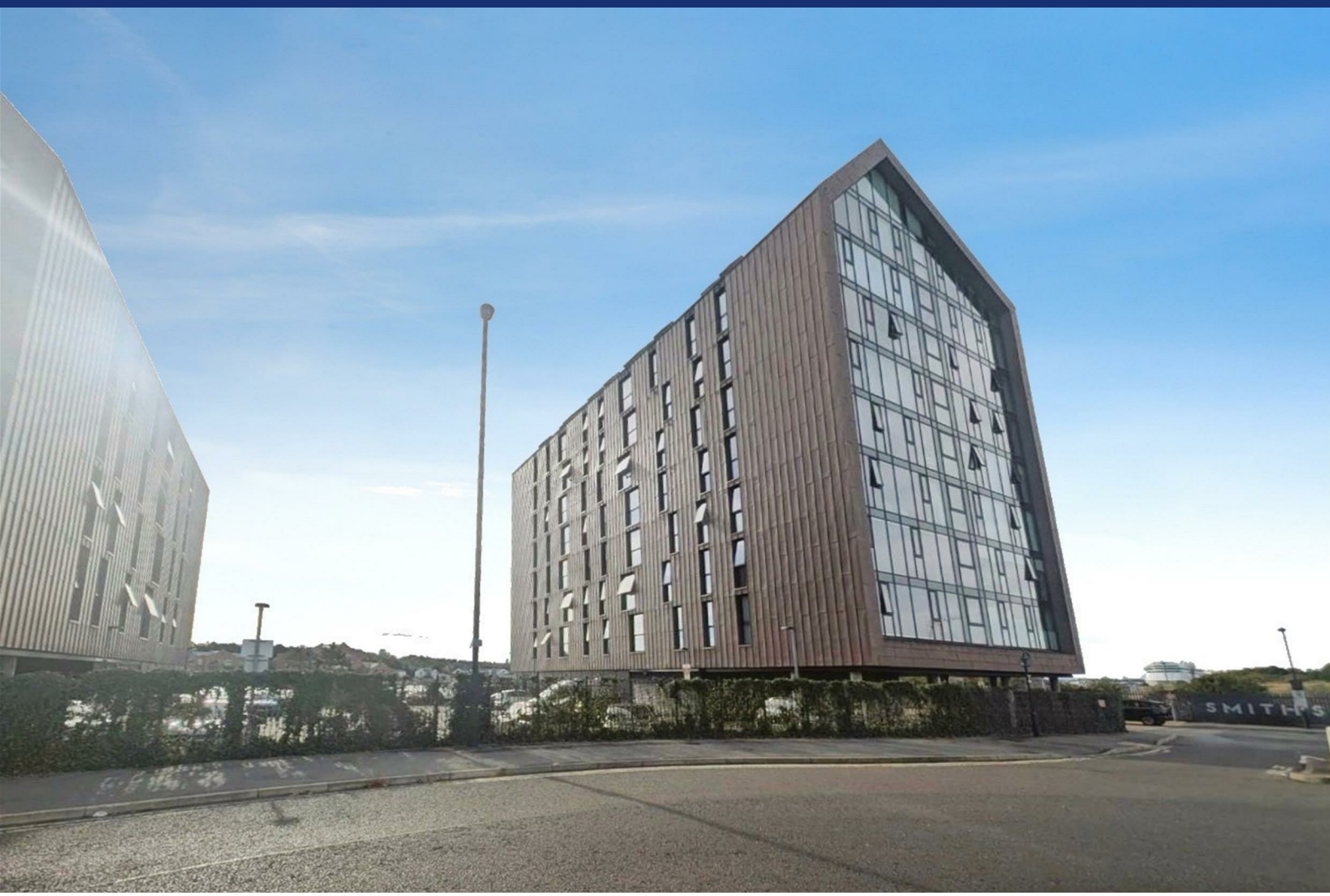
HUNTERS®

HERE TO GET *you* THERE




# Duke Street

## Smiths Dock, North Shields, NE29 6BZ

## Offers In The Region Of £135,000

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Hunters North Shields are pleased to welcome to the market this one-bedroom property situated on the bustling and ever popular North Shields fish quay. Located within a recent stylish riverside development, a standout feature of the property is its unique perspective looking out towards the Mouth of the River Tyne.

The Property benefits from the payment of 1-Year's worth of Service Charge to assist with moving costs!

As the owner of this property, you'll find the diverse range of bars and eateries in North Shields and nearby Tynemouth just a walk away, not to mention the close transport links to the nearby city of Newcastle, as well as a pedestrian ferry to South Shields.

Furthermore, the properties comfortable bedroom and modern open plan kitchen and living area offer a convenient space for relaxation, whilst also providing scenic views downriver via large floor to ceiling windows. The property also enjoys a large storage cupboard in the hallway with designated plumbing for a washing machine providing ample storage space.

External / Communal
Secure ground floor entrance for residents with stairs and lifts to all floors. With permit parking available for well as housing the restaurant; "31 The Quay".

Entrance Hallway 4'4" x 11'9" (1.34 x 3.59)
From the First Floor Hallway and through the Front Door; Wood-floored Hallway with white painted walls and built in storage; housing plumbing for washing machine. With doors to all Apartment Rooms.

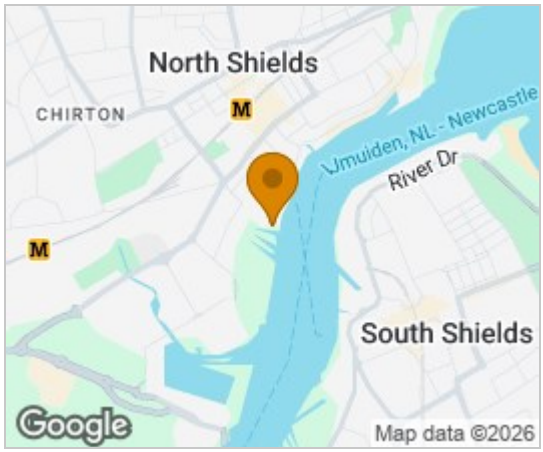
Bathroom 6'6" x 7'10" (2.00 x 2.40)
Tiled Bathroom with; W.C., washbasin, extractor unit, large fitted mirror and bath with shower over.

Living Room 13'1" x 10'6" (3.99 x 3.22)
Wood floored living room with feature exposed concrete ceiling and a floor-to-ceiling window with feature plantation shutters looking east down river. Open with;

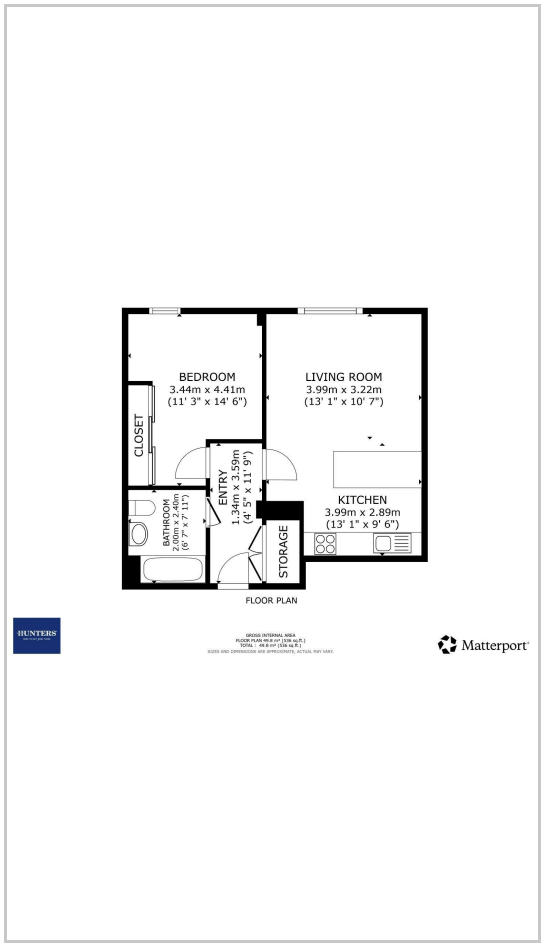
Kitchen Diner 13'1" x 9'5" (3.99 x 2.89)
Wood floored kitchen with electric oven and hobs, integrated fridge, also benefitting from additional breakfast bar area.

Bedroom 11'3" x 14'5" (3.44 x 4.41)

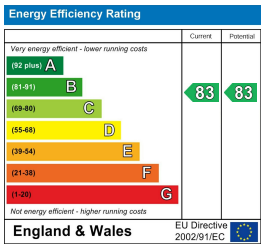
## Area Map

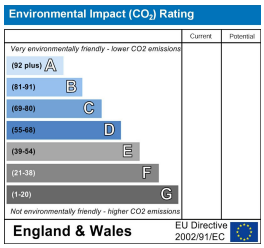



## Floor Plans




## 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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