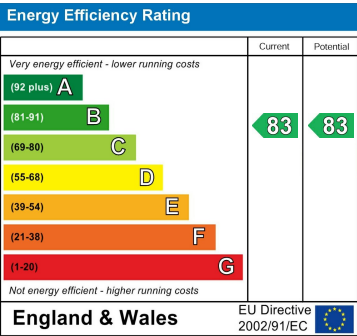




Smokehouse Two, North Shields



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.



Price Guide £345,000

Description

BEAUTIFULLY APPOINTED THREE BEDROOM TOP FLOOR APARTMENT SET OVER TWO FLOORS SITUATED WITHIN THE EXCLUSIVE DEVELOPMENT OF SMOKEHOUSE TWO POSITIONED BY THE RIVER IN NORTH SHIELDS

Brannen & Partners are delighted to welcome to the market this wonderfully spacious, light and airy three bedroom apartment. Boasting open plan living, three double bedrooms, two bathrooms, vaulted ceilings, full height windows, side river views and a designated parking bay.

Briefly comprising: Secure communal entrance with stairs and a lift to the top floor. The private hallway offers a welcoming feel as well as access to all rooms and stairs to the top floor. The impressive open plan lounge/kitchen/diner provides a wonderfully bright and airy space due to the vaulted ceiling and multiple windows allowing plenty of light to fill the room. The lounge area benefits from side river views and links to the stylish kitchen/diner, this sociable space is perfect for entertaining family and friends. The well equipped kitchen has a modern range of fitted wall and base units, integrated appliances include an electric hob, oven, extractor fan, fridge/freezer and dishwasher.

A double bedroom is located on this floor, this versatile room could be utilised as a further reception room or home office, good quality fitted wardrobes provide additional storage. A bathroom is also on this floor, comprising a bath with shower over, hand basin and W.C housed within a vanity unit and a heated towel rail. A handy utility room offers storage, plumbing for a washing machine and houses the air filtration system.

To the top floor are two further double bedrooms, one of which is particularly generous in size, featuring a vaulted ceiling, floor to ceiling glazing and en-suite shower room.

Externally there is a designated parking bay and use of a lockable cycle store.

Situated close to the North Shields ferry port and the Fish Quay in North Shields offering an extensive array of restaurants, bars and cafe's. Only a short walk to the centre of North Shields for local shops, amenities and the Metro station. Tynemouth Village is also within walking distance and has a great choice of shops, restaurants, award-winning Longsands Beach and is host to a weekend market.

Secure Communal Entrance

Private Hallway

Lounge/Kitchen/Diner
21'10" x 20'7"

Bedroom Three
15'0" x 9'0"

Bathroom
7'10" x 6'5"

Top Floor Landing

Bedroom One
14'8" x 11'4"

En-suite
6'9" x 6'3"

Bedroom Two
9'10" x 9'0"

Externally
Externally there is a designated parking bay and use of a lockable cycle store.

Tenure
Leasehold

