



2 Cleveland Avenue, North Shields, NE29 0NU
Offers Over £400,000

Hive Estates are proud to present to the market this exceptional five bedroom terraced home, located in a highly sought after area of North Shields. Beautifully renovated to an impressive standard, this property effortlessly combines contemporary design with charming original features throughout.

Upon entering, the ground floor offers a stunning, light filled lounge featuring a large full ceiling height bay window, an original fireplace, elegant herringbone flooring, and soft neutral décor. This welcoming space flows seamlessly into the dining room, which continues the herringbone flooring and provides ample room for a large dining table. Patio doors open directly onto the rear yard, creating an ideal setting for entertaining and indoor outdoor living.

The kitchen is both stylish and practical, finished with slate tiled flooring, cream shaker style units, black metro tiled splashbacks, and sleek black granite worktops. Integrated appliances include a washing machine and dishwasher, with additional space for a freestanding range cooker, making this a well designed and functional space.

The first floor hosts the master bedroom, which mirrors the elegance of the lounge with its large bay window, original features, plush beige carpeting, built in wardrobes, and calm neutral décor. The second bedroom is similarly generous in size and finish, complete with built in corner wardrobes and currently utilised as a dressing room, though easily accommodating a double bed. A third bedroom on this floor offers versatility, ideal for use as a nursery, home office, or additional dressing room. The family bathroom is a standout space, generously sized and finished with floor to ceiling neutral tiling. It comprises a bath, separate walk in shower, vanity basin unit, and WC, all complemented by contemporary black fixtures and fittings, creating a sleek and modern feel.

Occupying the top floor are two further bedrooms and a beautifully appointed ensuite. The larger of the two bedrooms has been thoughtfully designed as a guest suite, featuring stylish wall panelling, an original fireplace, and a large Velux window that floods the room with natural light. The ensuite mirrors the bedroom's panelling and is finished with marble floor tiling, a freestanding bath, vanity basin unit, and WC. The fifth bedroom provides further flexibility, perfect as a home office, guest room, or additional bedroom.

To the rear of the property is a spacious, decked yard with a fitted seating area, offering a fantastic outdoor space for hosting family and friends.

Ideally positioned close to the coast, the Fish Quay, local shops, and well regarded schools, this beautiful home represents a perfect balance of modern living and period character an outstanding family home in a prime location.

Lounge 13'0" x 14'9" (3.97 x 4.51)

Dining Room 10'2" x 12'8" (3.12 x 3.88)

Kitchen 13'1" x 7'1" (4.01 x 2.16)

Bedroom 1 13'1" x 12'11" (4.01 x 3.96)

Bedroom 2 10'2" x 12'8" (3.12 x 3.88)

Bedroom 3 8'4" x 6'11" (2.55 x 2.13)

Bedroom 4 13'6" x 11'3" (4.14 x 3.43)

Ensuite 4'7" x 11'3" (1.40 x 3.43)

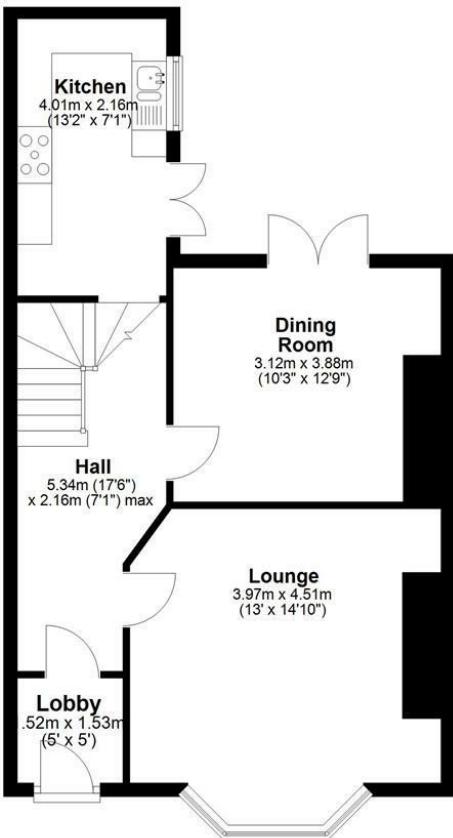
Bedroom 5 6'11" x 6'11" (2.12 x 2.13)

Bathroom 12'7" x 6'11" (3.86 x 2.13)

Floor Plan

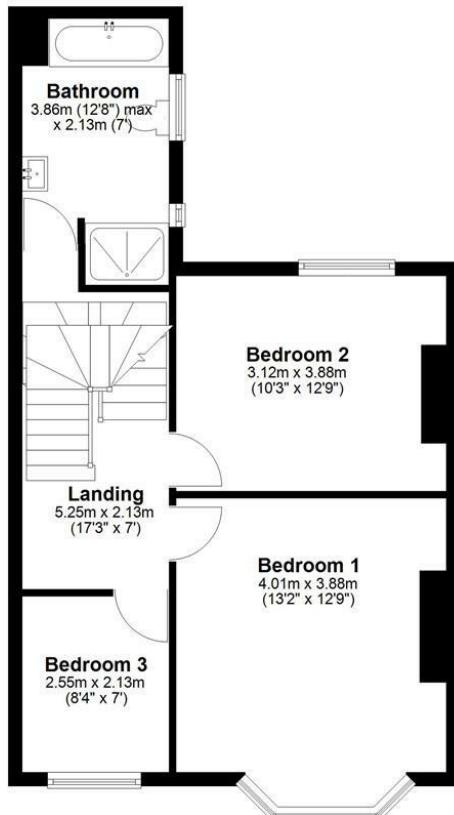
Ground Floor

Approx. 53.0 sq. metres (570.1 sq. feet)



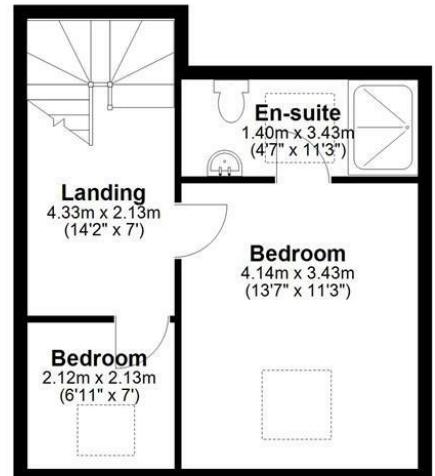
First Floor

Approx. 52.3 sq. metres (563.4 sq. feet)



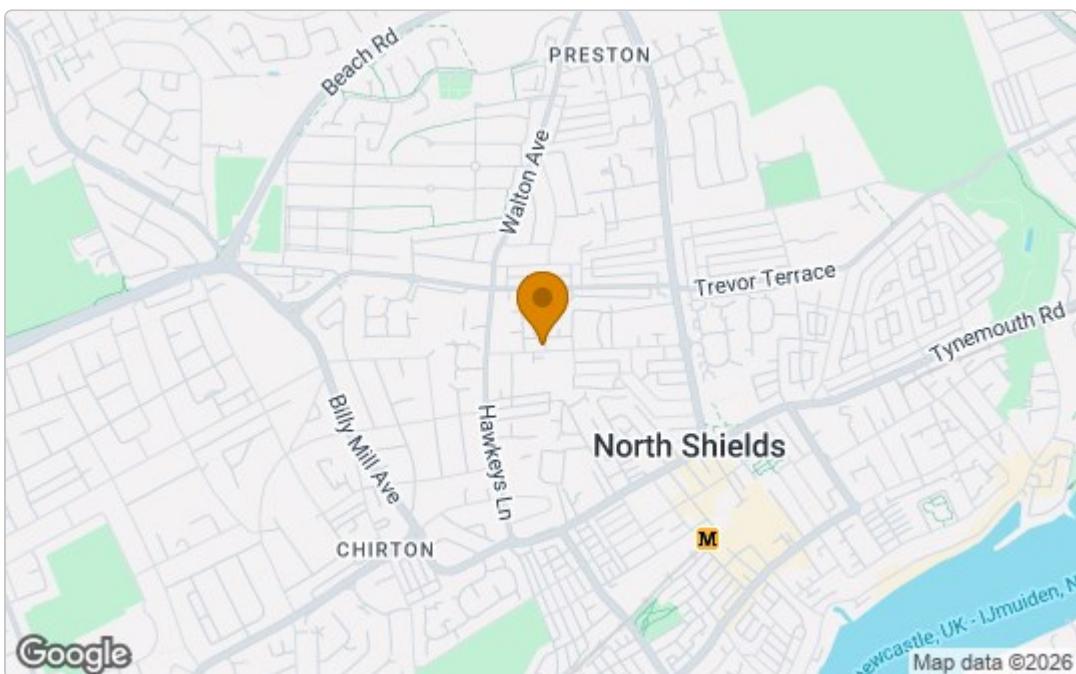
Second Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



Area Map

Total area: approx. 139.1 sq. metres (1497.3 sq. feet)



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E		51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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