



Priors Terrace | North Shields | NE30 4BE

Offers Over: £439,500

There is an immediate sense of grandeur here. From the moment you step inside, the scale is unmistakable; soaring ceilings, beautifully proportioned rooms and intricate period detailing combine to create a home of real elegance. Occupying an impressive Victorian maisonette on one of Tynemouth's most distinguished terraces, this is a property that balances timeless character with thoughtful contemporary improvements, all while enjoying uninterrupted views across Prior's Park to the front. The welcoming entrance hall immediately sets the tone, offering generous proportions and original architectural detailing before leading through to the principal reception room. The living room is an exceptional space, centered around an impressive marble fireplace and complemented by a deep bay window framing the leafy outlook beyond. Ornate ceiling cornicing, a decorative ceiling rose, high skirting boards and excellent ceiling height reinforce the period charm, while the generous proportions provide ample space for both relaxing and entertaining. To the rear, the beautifully appointed kitchen diner has been designed with everyday living in mind. A comprehensive range of quality shaker-style cabinetry is paired with granite-effect work surfaces and a Belfast sink, whilst integrated appliances, an induction hob and ample preparation space create a kitchen that is as practical as it is attractive. The dining area comfortably accommodates table, and a separate pantry provides valuable additional storage. The bathroom is impressive in both size and finish, creating a luxurious space featuring a freestanding bath, large walk-in digital shower, twin vanity unit and quality traditional-style fittings, all finished with elegant, tiled walls. The first floor continues the feeling of generous accommodation. The principal bedroom enjoys superb proportions together with fitted wardrobes and two tall windows overlooking Prior's Park, creating a wonderfully bright and peaceful retreat. The second bedroom is another generous double room, making the property equally well suited to guests, home working or additional accommodation. Externally, the rear courtyard has been thoughtfully landscaped to create an attractive and low-maintenance outdoor seating area, enclosed by mature planting and original stone walls, offering an ideal space for entertaining or simply enjoying the warmer months. Prior's Terrace has long been regarded as one of Tynemouth's most handsome Victorian addresses. Perfectly positioned for the village centre, Longsands Beach, King Edward's Bay, the Metro station and an excellent selection of independent cafés, restaurants and shops, it offers an exceptional combination of coastal lifestyle and everyday convenience. The beautiful outlook across Prior's Park and Tynemouth further enhances the sense of space and setting that makes this home particularly special. A rare opportunity to acquire an elegant period maisonette of considerable character, beautifully presented throughout and occupying one of the area's most desirable locations.

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**Beautiful Two, Bedroom
Maisonette**

**Stunning Kitchen/Diner with
Integrated Appliances**

Two Gorgeous Double Bedrooms

**Light and Airy Lounge, with Bay
Window and Impressive Marble
Fireplace**

**Luxurious Bathroom Suite with Bath
and Separate Shower**

**Short Walk to the Beach, Good
Transport Links, Close to
Tynemouth's Vibrant Shops and
Dining**

**Stunning Views of Tynemouth and
Prior's Park**

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Decorative
cornicing to ceiling, dado rail, staircase to
first floor, LVT flooring, radiator, storage
cupboard, door to:

LIVING ROOM: 14'2" x 20'2" (4.32m x
6.15m) plus bay and alcove. Deep bay with
double glazed windows and original shutters
overlooking Prior's Park, marble fireplace
with cast iron inset, decorative cornicing,
ceiling rose, radiator,

DINING KITCHEN: 13'3" x 12'2" (4.04m x
3.71m) Double glazed window, fitted shaker-
style wall and base units, granite work
surfaces, Belfast sink, integrated AEG double
oven, induction hob with cooker hood,
integrated dishwasher, plumbing for washing
machine, radiator, LVT flooring, pantry
cupboard, decorative cornicing, door to rear.

BATHROOM: 13'3" x 12'2" (4.04m x 3.71m)
Double glazed windows, freestanding bath, walk-
in glazed shower enclosure with digital shower,
twin vanity wash hand basin, low level WC,
radiator, part tiled walls, LVT flooring.

FIRST FLOOR LANDING: Decorative cornicing,
dado rail, door to:

BEDROOM ONE: 12'4" x 12'3" (3.76m x 3.73m)
Two double glazed windows with original
shutters, fitted wardrobes, radiator.

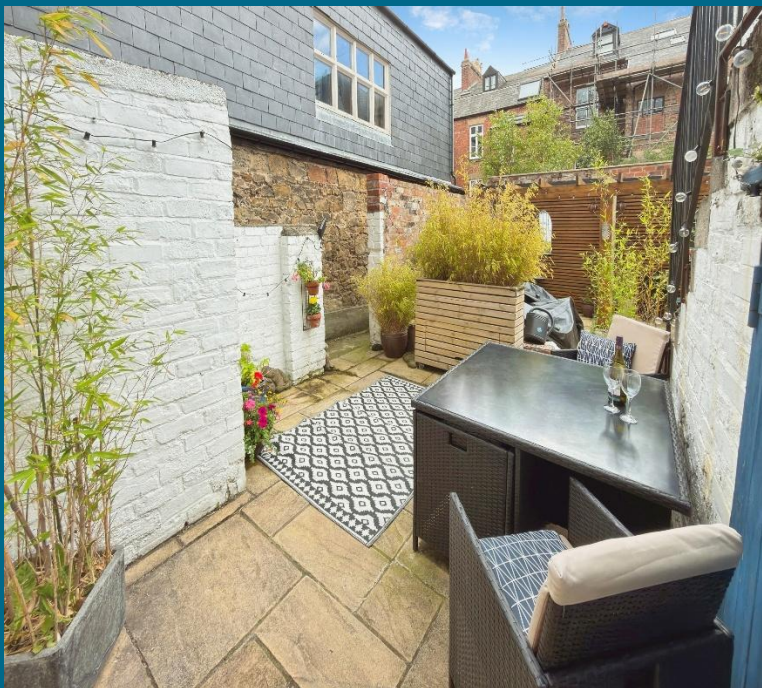
BEDROOM TWO: 16'1" x 8'6" (4.90m x 2.59m)
Double glazed window with original shutters,
radiator.

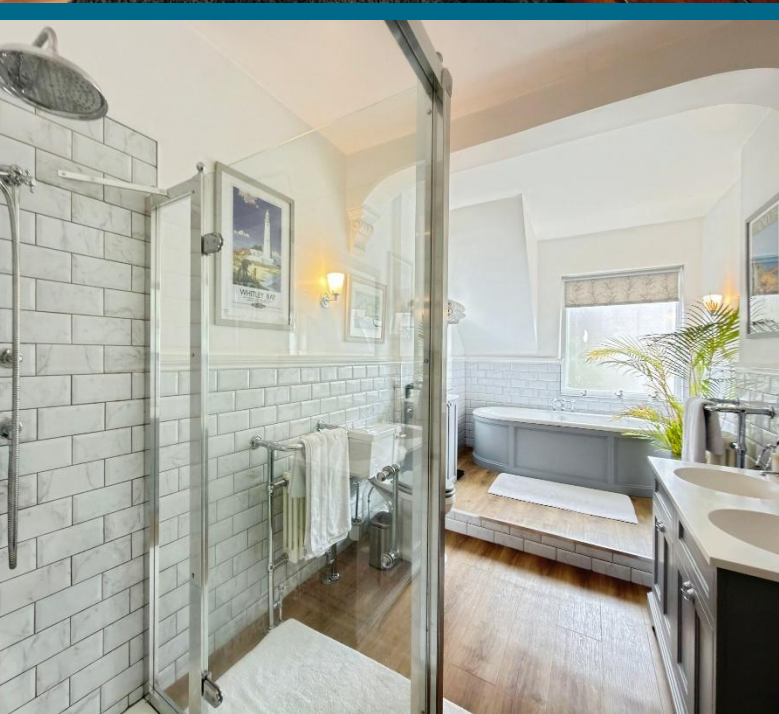
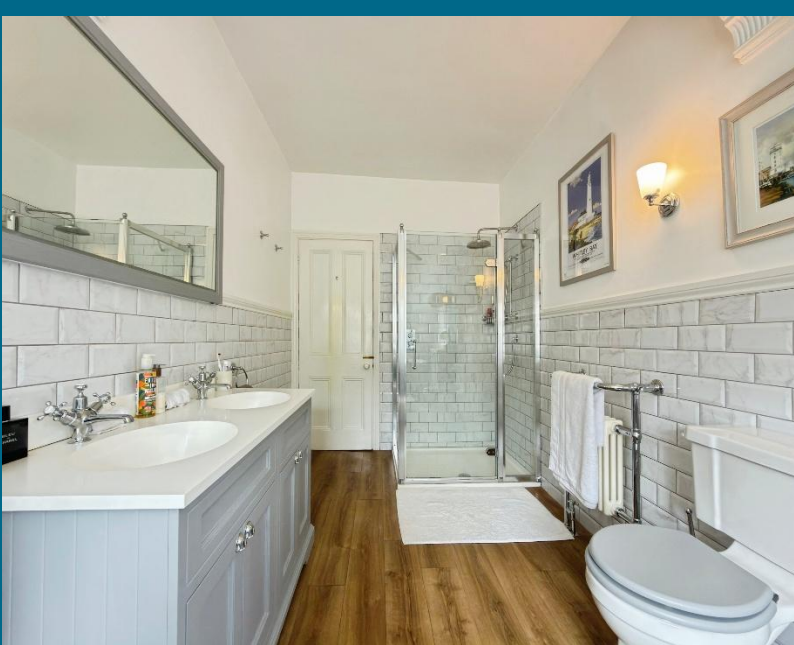
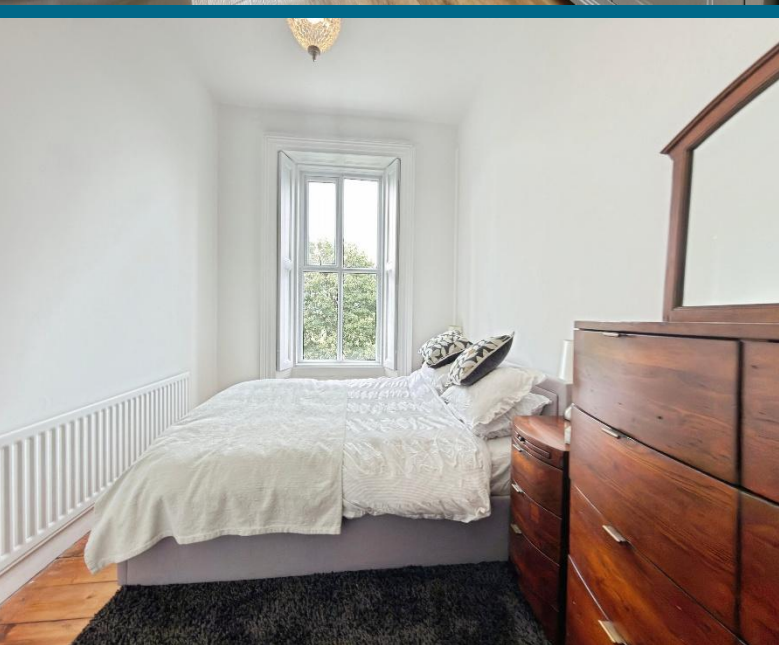
REAR COURTYARD: Enclosed South-West
backing paved courtyard.

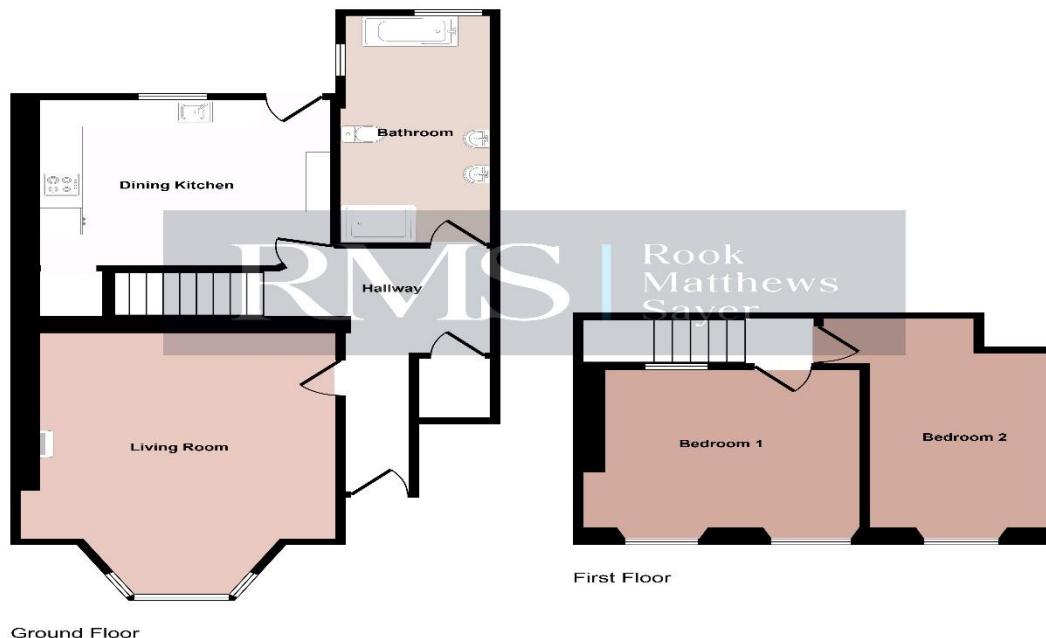
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP Available
Mobile Signal Coverage Blackspot: No
Parking: On Street Permit Parking £50 per annum

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

TENURE

Leasehold: 999 years from 1988 total years remaining 961
Shared Freehold. 35% owned
House and building maintenance 35% contribution for repairs
£1200 per annum Building Insurance

COUNCIL TAX BAND: C

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS as any authority to make or give any representation or warranty whatever in relation to this property.

