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- Prime Location
- Three Storey Living
- Ground Floor WC
- Private Yard
- Freehold
- Impressive Family Home
- Five Bedrooms
- Period Features
- Ample Storage Space
- Council Tax Band *C*





**** Video Tour on our YouTube Channel | <https://youtu.be/btyFryYvM2U> ****

Jan Forster Estates are delighted to welcome to the market this distinctive mid-19th century terraced home, situated in a prime location in North Shields. Rich in character and offering spacious accommodation throughout, this property is an ideal family home.

This property offers versatile accommodation over three floors, and briefly comprises to the ground floor: - enclosed porch, two generous reception rooms, both with a feature fire place and a breakfasting kitchen with fitted units, and Belfast style sink and access to the utility/storage space which also has access to the yard. There is also a handy ground floor WC. To the first floor there is storage on the landing, along with three bedrooms, a family bathroom with three piece suite, and a separate WC. To the second floor there are a further two bedrooms and storage.

Further benefits include gas central heating, double glazing, a new roof (including felt on dormers), TLX Gold Insulation, and new Velux which were installed Nov 2019. New windows were installed April 2021 and a new boiler in August 2023.

Externally there is a town garden to the front and to the rear, there is a private enclosed yard offering a secluded outdoor space ideal for relaxation or entertaining.

The exact location is just a stone's throw away from a wide range of handy local amenities. North Shields town centre is close by, with plenty of shops, cafes, and restaurants, while transport links are excellent, providing easy access to Newcastle city centre and the coast. Tynemouth Long Sands beach and Fish Quay add to the appeal, offering outdoor space for activities, and are only a 5-minute drive away. Additionally, the surrounding coastal paths offer excellent walking routes.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax band *C*.



Lounge 17'11" x 14'8" (5.48 x 4.48)

Breakfasting Kitchen 17'11" x 14'8" (5.48 x 4.48)

Dining Room 15'5" x 12'2" (4.70 x 3.72)

Bedroom One 15'5" x 12'3" (4.70 x 3.75)

Bedroom Two 12'2" x 15'5" (3.73 x 4.72)

Bedroom Three 11'6" x 6'6" (3.52 x 1.99)

Bedroom Four 17'11" x 9'11" (5.47 x 3.03)

Bedroom Five 10'11" x 10'11" (3.34 x 3.33)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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