FOR SALE

9 THE PLATEAU SMITHS DOCK, NORTH SHIELDS NE29 6TA
£430,000



3 BEDROOM HOUSE - END TERRACE

- THREE BEDROOM END TERRACE TOWNHOUSE
- SPECTACULAR VIEWS ACROSS THE RIVER TYNE
- A RANGE OF BEAUTIFULLY DESIGNED LIVING AREAS
- PROFESSIONALY DESIGNED KITCHEN AND KITCHENETTE
- CONTEMPORARY FAMILY BATHROOM, SHOWER ROOM AND DOWNSTAIRS WC
- PRIVATE DRIVEWAY AT THE FRONT
- SHELTERED SOUTH FACING DECKING AREA
- EPC RATING B

VIEW PROPERTY

ENTRANCE HALLYWAY
10'8 x 6'9

KITCHEN DINER / FAMILY ROOM
22'3x 15'4

STUDY
10'5 x 9'10

WC
4'0 x 2'11

BEDROOM
15'3 x 12'6

BEDROOM
15'3 x 10'5

BATHROOM WC
8'5 x 5'7

BEDROOM
15'3 x 10'6

LIVING AREA
12'5 x 15'3

KITCHENETTE
7'6 x 4'7

SHOWER ROOM WC
8'0 x 4'4

FRONT GARDEN

REAR GARDEN

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An architect-designed end-of-terrace townhouse, within the award-winning Smith's Dock development. Designed by architects shedkm and built by Urban Splash (2018) this striking home offers contemporary accommodation over three floors, bespoke interiors and views across the River Tyne.

The ground floor features a beautifully designed open plan living, dining and kitchen space, complete with wood flooring and bespoke fitted cabinetry. The professionally designed handmade kitchen offers integrated appliances, sleek HI-MACS worktops and generous storage. The living area benefits from large glazed doors opening onto the south-facing decking, creating a wonderful connection between indoor and outdoor living. A separate study/double bedroom and convenient downstairs WC complete the ground floor.

The first floor comprises two well-proportioned double bedrooms, enjoying natural light, and one with picture window views of the River Tyne, and contemporary family bathroom with modern white suite and distinctive finishes.

The second floor offers a versatile open-plan space, incorporating the main bedroom and an additional living area, which could serve as a lounge, or study. Striking picture windows frame panoramic views across the Tyne. An upgraded en-suite shower room and fitted kitchenette provides potential for this floor to function as self contained accommodation.

Externally, the property benefits from a sheltered south facing decking area, raised-bed garden and bespoke storage shed with a living roof. To the front there is parking for three vehicles and additional storage. Residents also enjoy access to beautifully maintained communal grounds and an enclosed residents' garden.

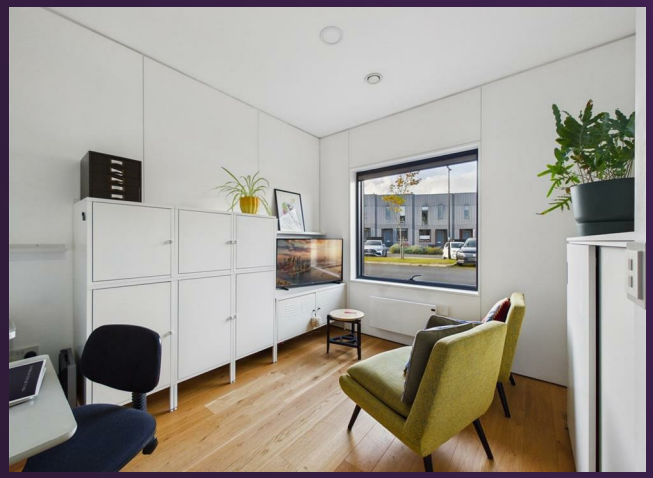
The Plateau overlooks the Shields Ferry and is close to the Royal Quays Marina and the historic North Shields Fish Quay, renowned for its independent restaurants, cafés and vibrant waterfront atmosphere.

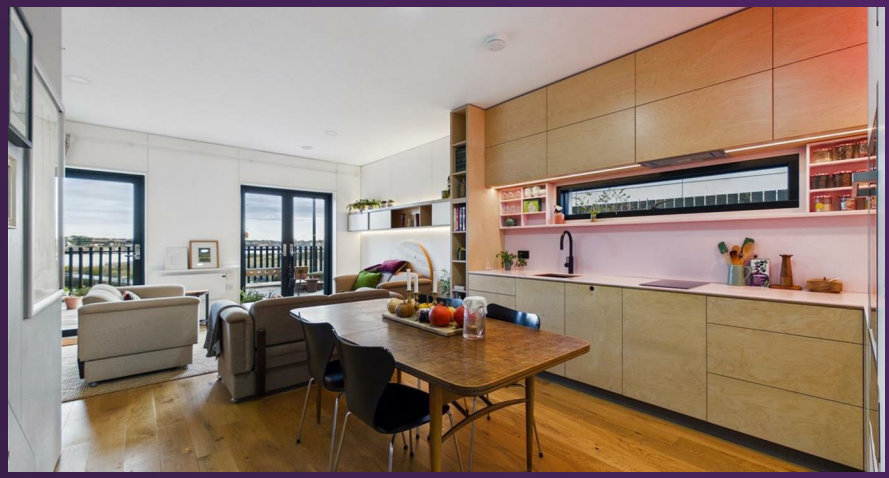
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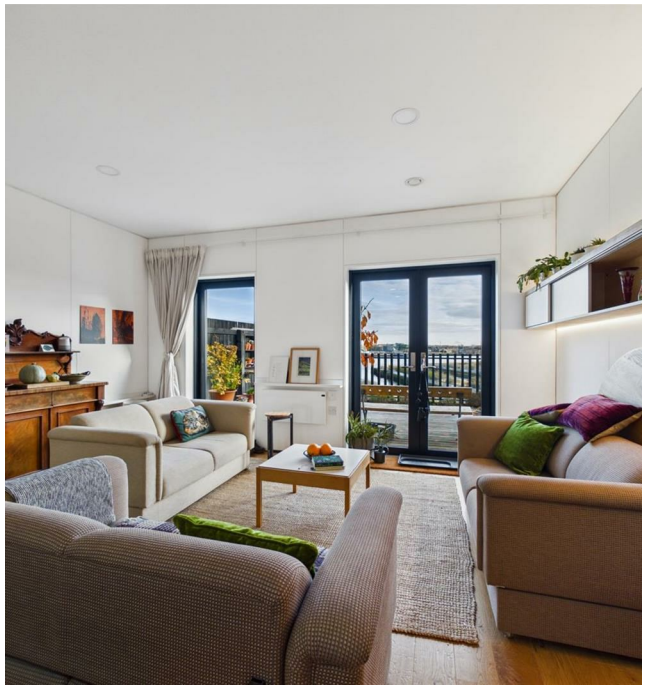






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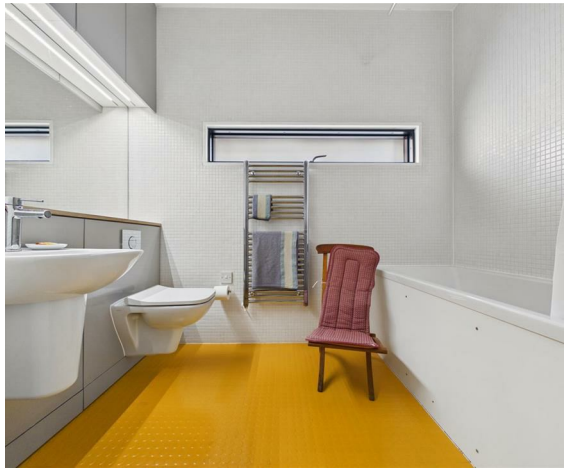
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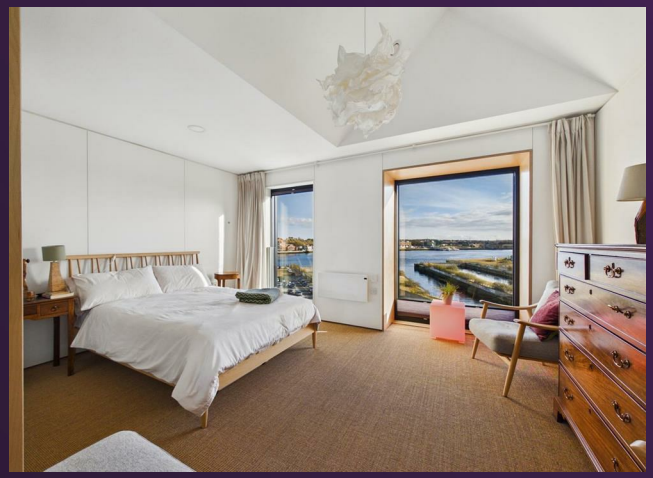




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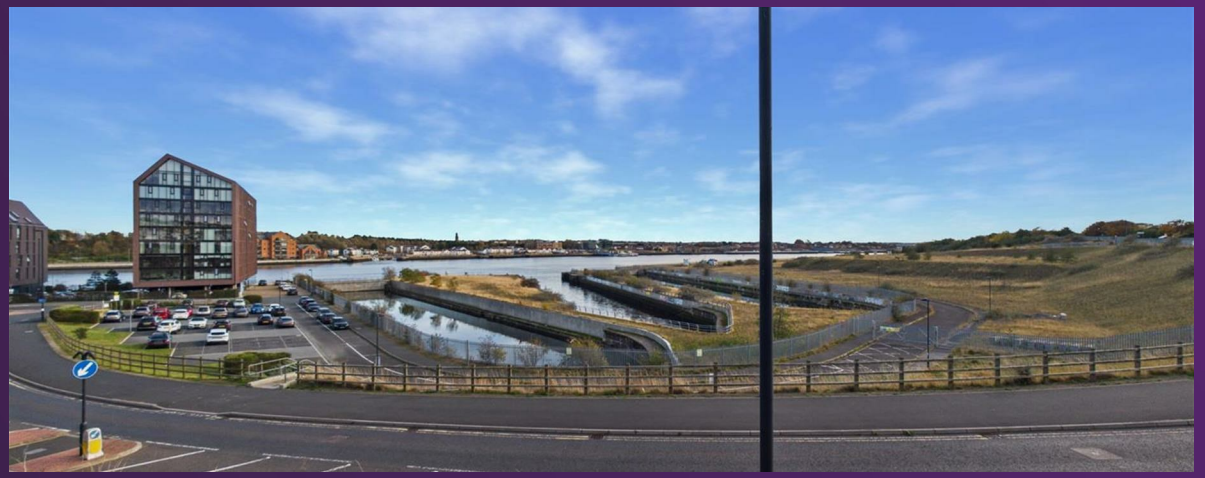
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FLOORPLAN

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Floor 0



Floor 1





Floor 2

Approximate total area(1)

1412 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

VIEW PROPERTY

THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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