

# SIGNATURE

## NORTH EAST

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📍 Washington Terrace, North Shields NE30 2HJ



# Washington Terrace, North Shields NE30 2HJ

**Offers Over £355,000**

**\*NO CHAIN\***

Signature are delighted to welcome to the market this stunning five-bedroom terraced home on Washington Terrace spread over 1,646 square feet. Available for sale with no upper chain, this circa 1906 freehold property offers spacious living and period features throughout.

The home is close to the bustling Fish Quay and Northumberland Park, offering an elegant tranquil park and gardens.

Upon entering the home there is an entrance porch leading to the hallway and further up to the first-floor landing via carpeted stairs. On the ground floor in the living room is a large light-emitting bay window, a feature fireplace and alcove shelving. Within the open plan dining kitchen, there are a range of stylish cream wall and floor units and open access to the dining room as the adjoining wall was opened up to create this space, ideal for entertaining.

The kitchen includes integral appliances, such as a gas range cooker with a hob and extractor fan, dishwasher and fridge freezer.

Proceeding to the first floor are two double bedrooms, one of which benefits from fitted storage, one single bedroom and a three-piece family bathroom with a shower over the bath.

The second floor was converted to living space from loft space and is now used as two double bedrooms with storage in the eaves and a large four piece bathroom in one of the bedrooms.

Externally, is a convenient yard with space for alfresco entertaining.

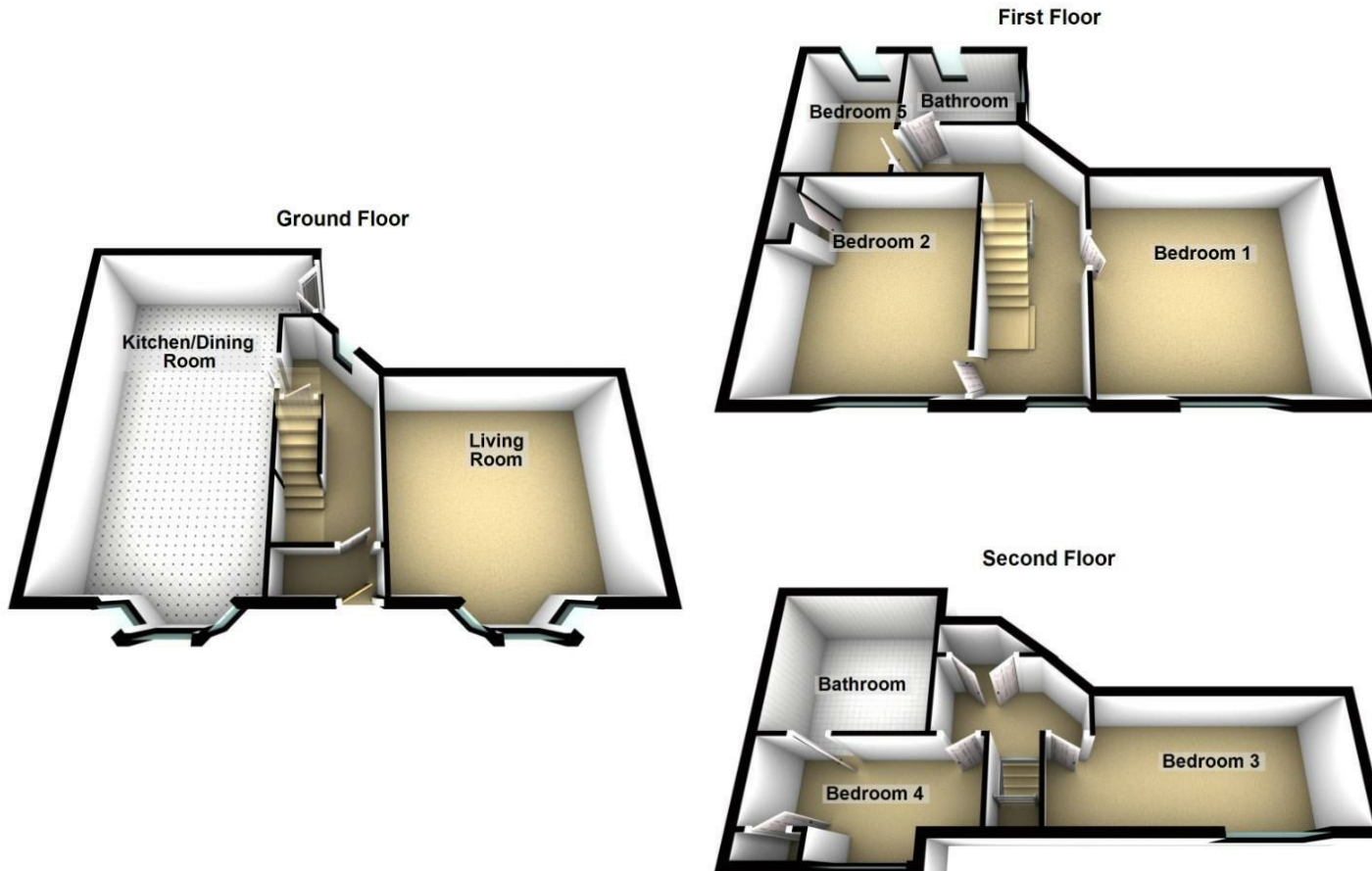
The property also benefits from having no upper chain.

North Shields offers a wide range of amenities including the regenerated North Shields Fish Quay housing a cosmopolitan mix of elite dining and brasseries, the attractively developed picturesque marina and Tynemouth Village, one of the most prestigious and desirable areas in the North East. North Shields is conveniently located close to the award-winning coastline, with good road/rail links putting it within easy reach of Newcastle City Centre and the Northumberland countryside. North Shields has been granted £2 million funding to revitalise the town, including restoring key heritage buildings and building high-quality housing.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



# PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
16'5" x 15'2"

Kitchen / Dining Room  
23'6" x 14'3"

Bedroom One  
15'7" x 13'8"

Bedroom Two  
14'8" x 13'8"

Bedroom Three  
18'3" x 7'10"

Bedroom Four  
12'1" x 8'9"

Bedroom Five  
9'1" x 7'0"

Bathroom  
7'8" x 6'0"

Bathroom 2  
9'11" x 9'5"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	46
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC











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