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NORTH EAST

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 Kitchener Terrace, North Shields NE30 2HH

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£365,000

Brand new to the sales market is this stunning, five bedroom Victorian terraced property, with close to 2000 sq feet of living space. Located on the popular Kitchener Terrace, North Shields, this property boasts spacious living, a wealth of period features and is just a short walk to Northumberland Park, North Shields Fish Quay and Tynemouth Village - as well as offering great schooling and local amenities nearby.

The property begins in a convenient entrance vestibule, which leads through to a welcoming hallway with it's original staircase and newly fitted carpets leading up to the first floor. The ground floor of the property benefits from a large reception room to the front, with a large bay window that illuminates the space with natural daylight. This room also features original cornicing and ceiling rose, exposed flooring and provides ample space for furnishings. The kitchen is located to the rear, and has a full range of fitted wall and floor units in a classic shaker style with a central island and freestanding range style oven. There is also access to the yard via french doors which have been recently fitted. The kitchen area is partially open plan to the dining room, which boasts a log burning fire, fitted storage and further access to the yard.

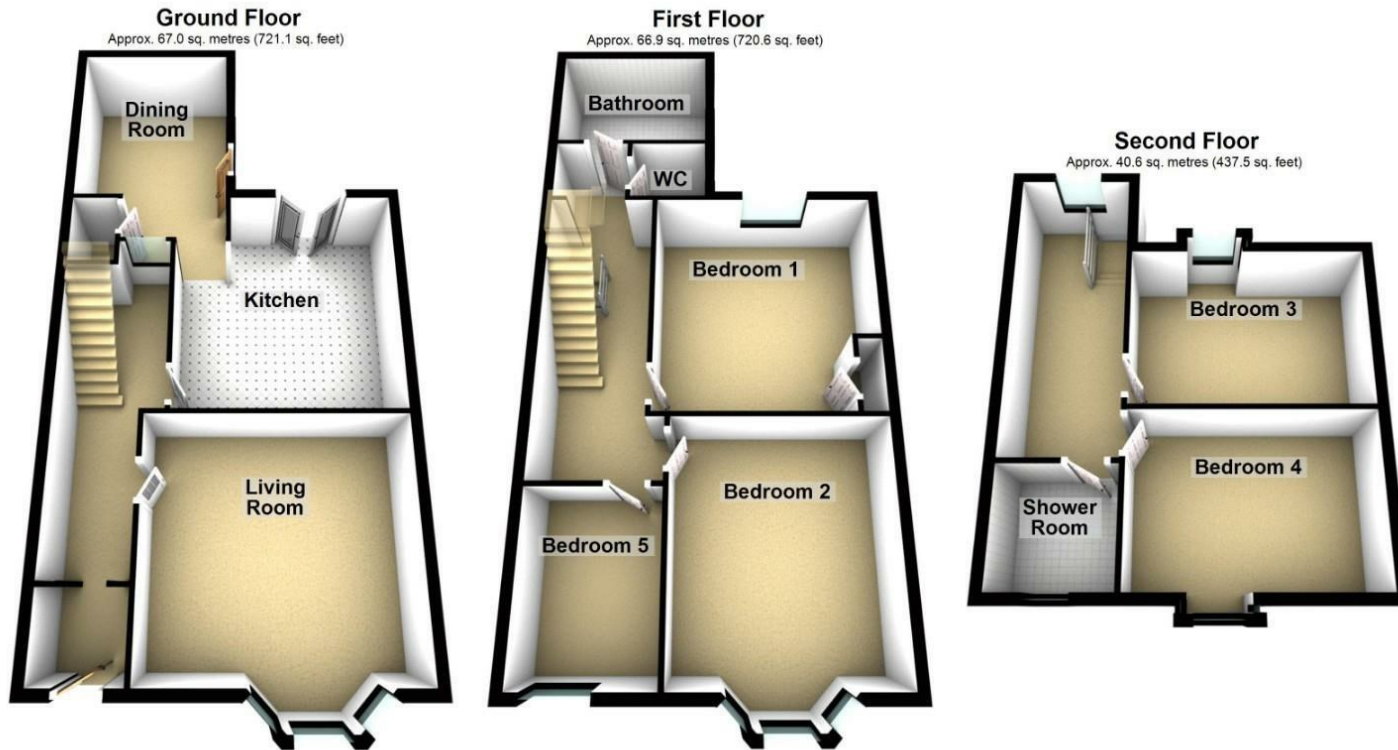
The first floor finds three spacious bedrooms, a large family bathroom and a separate W.C. Up again to the second floor you will find an additional two double bedrooms, each with a dormer window and fireplace, and a shower room.

Externally this property offers a small city garden to the front, and a larger South facing yard to the rear. The yard offers bespoke hardscape with steps leading down to a large gravel area and a separate patio for alfresco entertaining.



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

PROPERTY FLOORPLAN



Total area: approx. 174.6 sq. metres (1879.2 sq. feet)

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
16'11" x 15'3"

Dining Room
14'11" x 9'11"

Kitchen
14'4" x 13'8"

Bedroom One
14'4" x 13'8"

Bedroom Two
16'10" x 12'7"

Bedroom Three
12'7" x 10'4"

Bedroom Four
12'7" x 10'3"

Bedroom Five
10'3" x 7'4"

Bathroom
9'8" x 7'1"

Shower Room
6'7" x 6'1"

WC
4'10" x 3'8"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

64

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