

SIGNATURE

NORTH EAST

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 Union Quay, North Shields NE30 1HB

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Offers In The Region Of £265,000

Signature North East welcomes you to this exceptional two-bedroom apartment, situated within the iconic Grade II Listed Irvin Building in the heart of North Shields. Measuring approximately 93m², this is one of the largest apartments within the building, offering both space and character. With the vibrant North Shields Fish Quay quite literally on your doorstep, you're perfectly placed to enjoy an excellent selection of pubs, shops, eateries, and nearby Laurel Park — all just a short walk away.

Upon entry, you're greeted by a welcoming hallway which leads into the expansive open-plan living, kitchen, and dining space. This stylish and versatile room has recently been updated with new flooring and offers ample space for a lounge area, dining setup, and fully fitted kitchen. The kitchen itself is newly installed, featuring bright and attractive wall and base units, stone countertops, and a convenient breakfast bar with stools. It also boasts multiple integrated appliances including an induction hob and integrated extractor. The living area is bright and airy, enhanced by a large window that floods the space with natural light and provides a relaxing spot for furnishings.

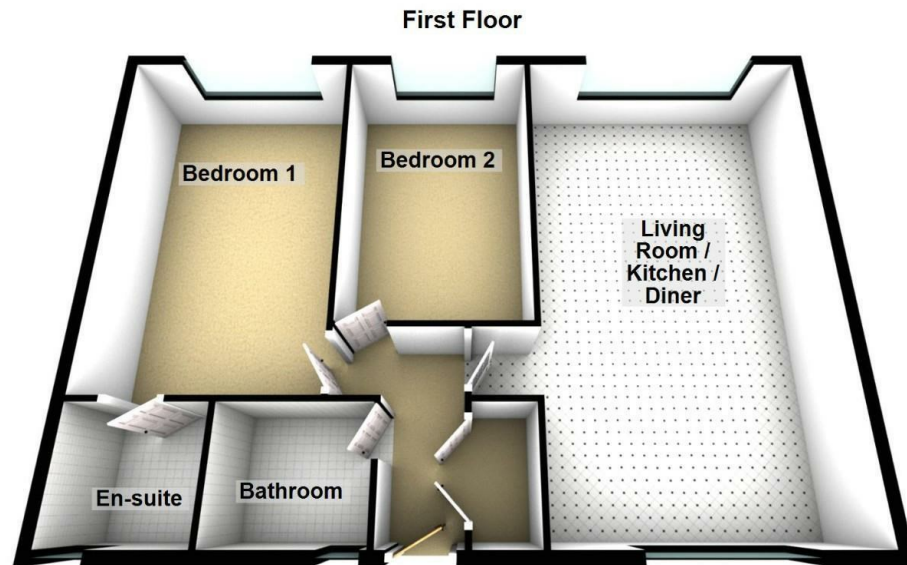
As you continue through the apartment, you'll find two generously sized bedrooms, both of which comfortably accommodate a double bed along with additional furnishings. The principal bedroom is further enhanced by the addition of an en-suite bathroom, offering added privacy and convenience. Completing the apartment is a well-appointed and elegant family bathroom, fitted with a bathtub, hand basin, and WC.

The Irvin Building benefits from secure gated access and disabled access via a convenient lift service to all floors. Externally, residents can enjoy a beautifully maintained communal roof terrace with impressive views over the Mouth of the Tyne. Parking is also available via a covered car port, making this a truly desirable and well-appointed home in a sought-after riverside location.



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

PROPERTY FLOORPLAN



Total area: approx. 93.8 sq. metres (1009.6 sq. feet)

Measurements:

Living Room / Kitchen / Diner
26'4" x 15'3"


Bedroom One
19'5" x 12'2"

En-suite
6'6" x 6'11"

Bedroom Two
15'8" x 10'0"

Bathroom
6'7" x 7'6"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





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