


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Huntingdon Place, North Shields NE30 4RF

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Offers Over £360,000

Signature North East is delighted to welcome to the market this charming 2-bedroom maisonette, situated in the heart of Tynemouth. This Grade 2 listed building is in a highly desirable location, ideal for families due to the excellent schools nearby, including the well-regarded Kings Priory School. The property benefits from brilliant transport links, with Tynemouth Metro Station just a short walk away. Local amenities are conveniently close, with Tynemouth Town Centre, Tynemouth Priory and Castle, and the beautiful beach all within easy reach.

Upon entering, you are welcomed into a central hallway leading to a spacious open-plan kitchen and dining area, perfect for entertaining and relaxation. This large, bright room can easily accommodate a dining table and is adjacent to a cosy living room, which features ample space for desired furnishings and a large window that fills the room with natural light. The living room also provides access to the rear yard area, seamlessly blending indoor and outdoor living spaces. The kitchen offers ample storage with attractive wall and base units, complemented by sleek countertops. A convenient W.C. is located next to the kitchen/dining room, and the entire property boasts new carpets throughout.

The first floor comprises two generously sized bedrooms, both of which can comfortably accommodate a double bed and additional furnishings. Bedroom one stands out with its recent renovations, a beautiful fireplace and two large windows that flood the room with natural light. The first floor is completed by a well-appointed bathroom featuring a bathtub, walk-in shower, hand basin, and W.C.

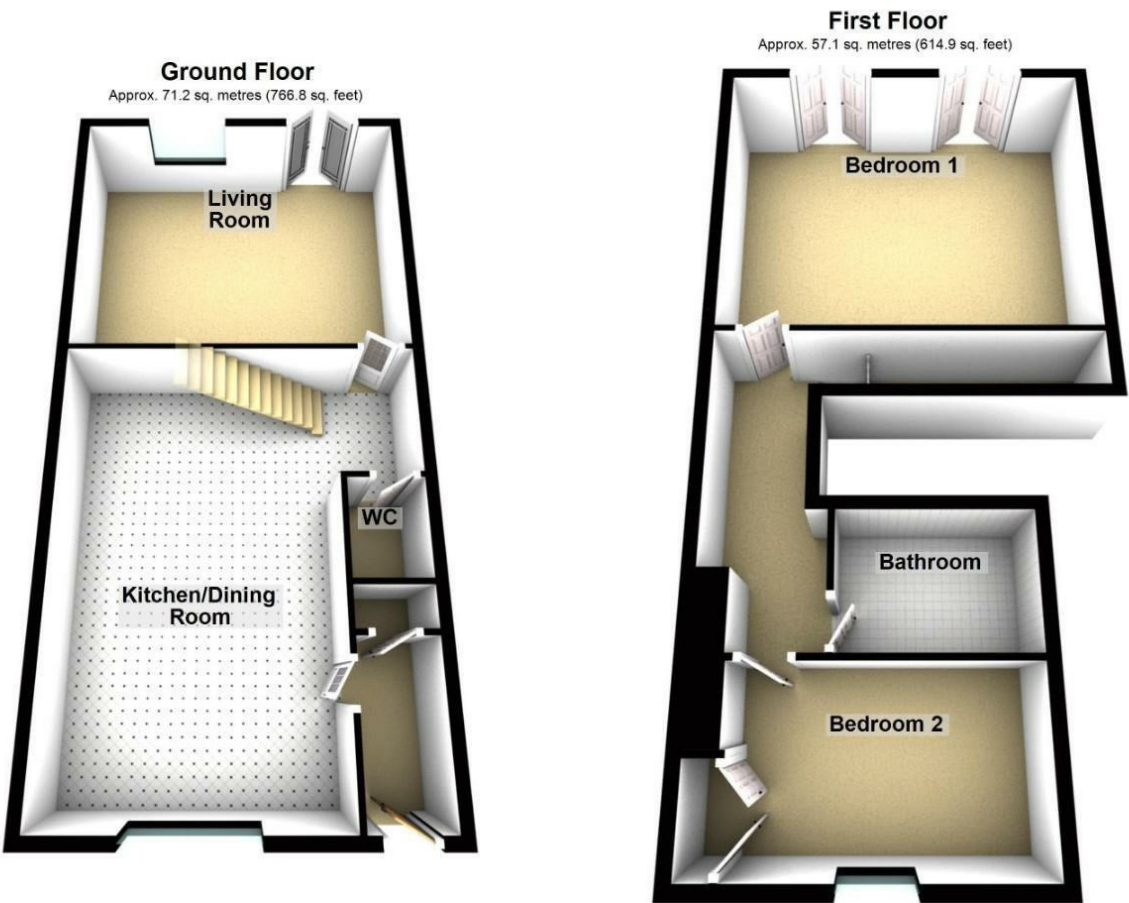
Externally, this home offers a serene, private yard area, perfect for outdoor furniture. The yard provides access to the school playground, where residents are permitted to park two cars during certain hours and school holidays, directly behind the property. Additionally, there is residential and visitor parking on the street, requiring a permit.

This property holds significant potential, whether as a comfortable home or an investment opportunity, such as an Airbnb.



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

PROPERTY FLOORPLAN



Total area: approx. 128.4 sq. metres (1381.7 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
19'1" x 15'8"
- Kitchen / Dining Room
24'0" x 19'1"
- WC
5'2" x 4'4"
- Bedroom One
19'1" x 15'9"
- Bedroom Two
13'2" x 8'3"
- Bathroom
8'11" x 6'3"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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