


SIGNATURE

NORTH EAST

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





 Park Crescent, North Shields NE30 2HL

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Offers Over £385,000

Signature North East is proud to welcome this five bedroom Victorian terrace to the sales market. Situated on Park Crescent, North Shields, this stunning double fronted property boasts spacious living, a fine mixture of period features with modern styling and is split over three stories making this a great family home at the Coast.

A convenient entrance porch with original tiling leads into the spacious hallway, with stairs leading to the first floor and access to the principal rooms of the ground floor. The main living room is to the left, and has a large bay window which illuminates the room with natural daylight. There is also a feature fireplace with log burner and ample space for furnishings. To the right of the entrance hall, you will find the main family room, with the dining kitchen and an additional living area. The kitchen has a full range of fitted wall and floor units in a white gloss finish with a variety of integrated appliances. The peninsula offers space for casual dining while there is ample space for formal dining and further living space. To the side of the kitchen, there is a utility room for additional storage, and a ground floor WC.

The first floor is home to the master bedroom with a feature chimney breast with exposed brick and newly built in wardrobes. There are an additional two bedrooms on this floor along with the larger than average family bathroom. The bathroom boasts a free standing bathtub and a double walk in shower unit.

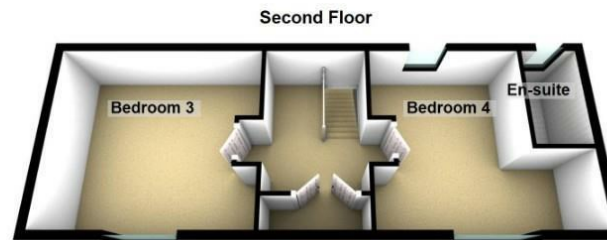
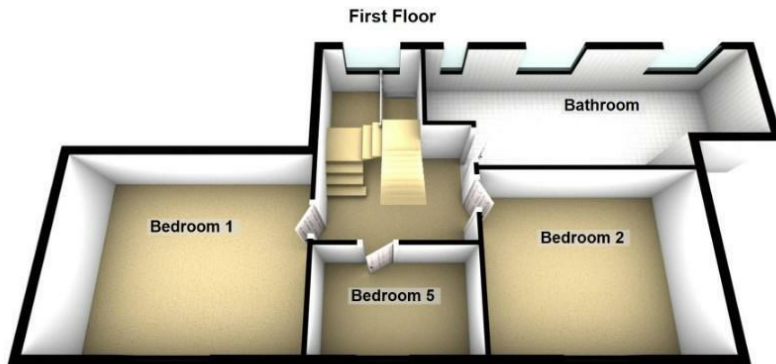
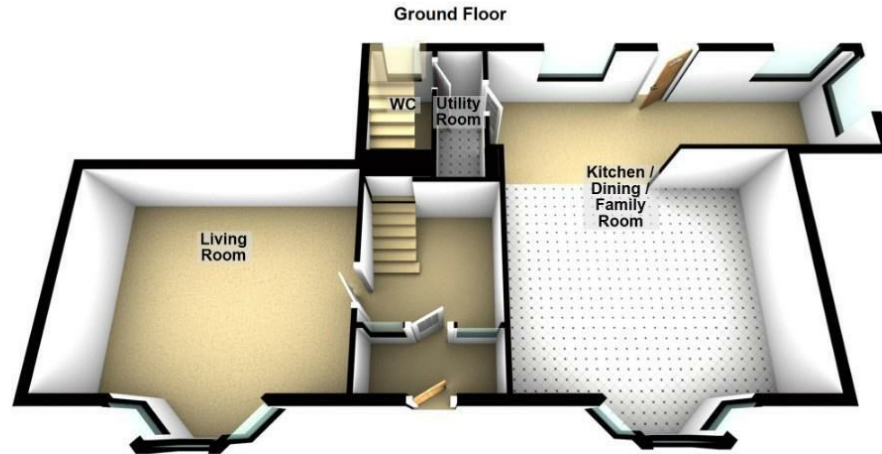
On the second floor, there are two spacious double bedrooms, one of which benefits from an en-suite shower room.

Externally this property boasts a large city garden to the front with mature planting for privacy. To the rear is a South facing yard with a decked area and an Astro Turf lawned area, perfect for alfresco entertaining.



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 15'10"

Kitchen / Dining / Family Room
24'2" x 23'6"

Bedroom One
16'5" x 12'11"

Bedroom Two
14'6" x 11'10"

Bedroom Three
14'11" x 11'1"

Bedroom Four
14'7" x 8'4"

Bedroom Five
10'6" x 6'6"

Bathroom
17'1" x 8'11"

Utility Room
8'11" x 2'10"

WC
7'6" x 3'10"

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 47 | 76 |

England & Wales

EU Directive
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