


# SIGNATURE

## NORTH EAST

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





 The Irvin Building, North Shields NE30 1HB

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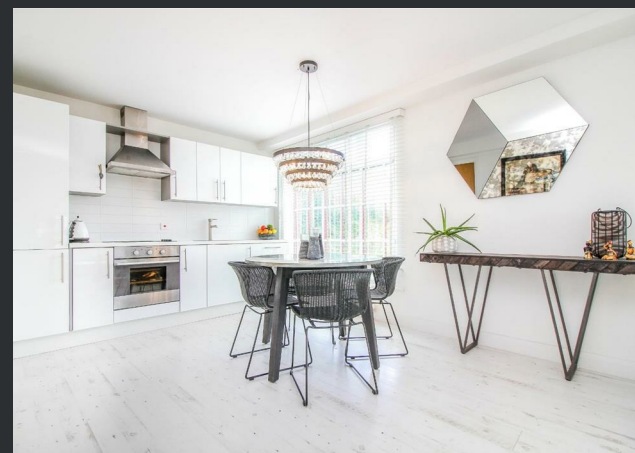
**Offers Over £250,000**

A fantastic opportunity has arisen to the market to acquire this beautiful and contemporary two bedroom apartment, idyllically situated within the popular coastal area of the Fish Quay in North Shields. The property showcases stunning design throughout, with modern decor giving the property a truly welcoming and homely atmosphere. The apartment is situated close to the local amenities of the regenerated North Shields Fish Quay.

The property begins with a welcoming entrance hall, providing access throughout the property and to the principal rooms. The home comprises of an impressive, large open plan living room/dining kitchen, with multiple large windows, allowing for a flood of natural light during the day. Within the property, there are two generously sized bedrooms, one of which has access to an en-suite, and the other with fitted storage space. Completing this beautiful accommodation is the three-piece bathroom.

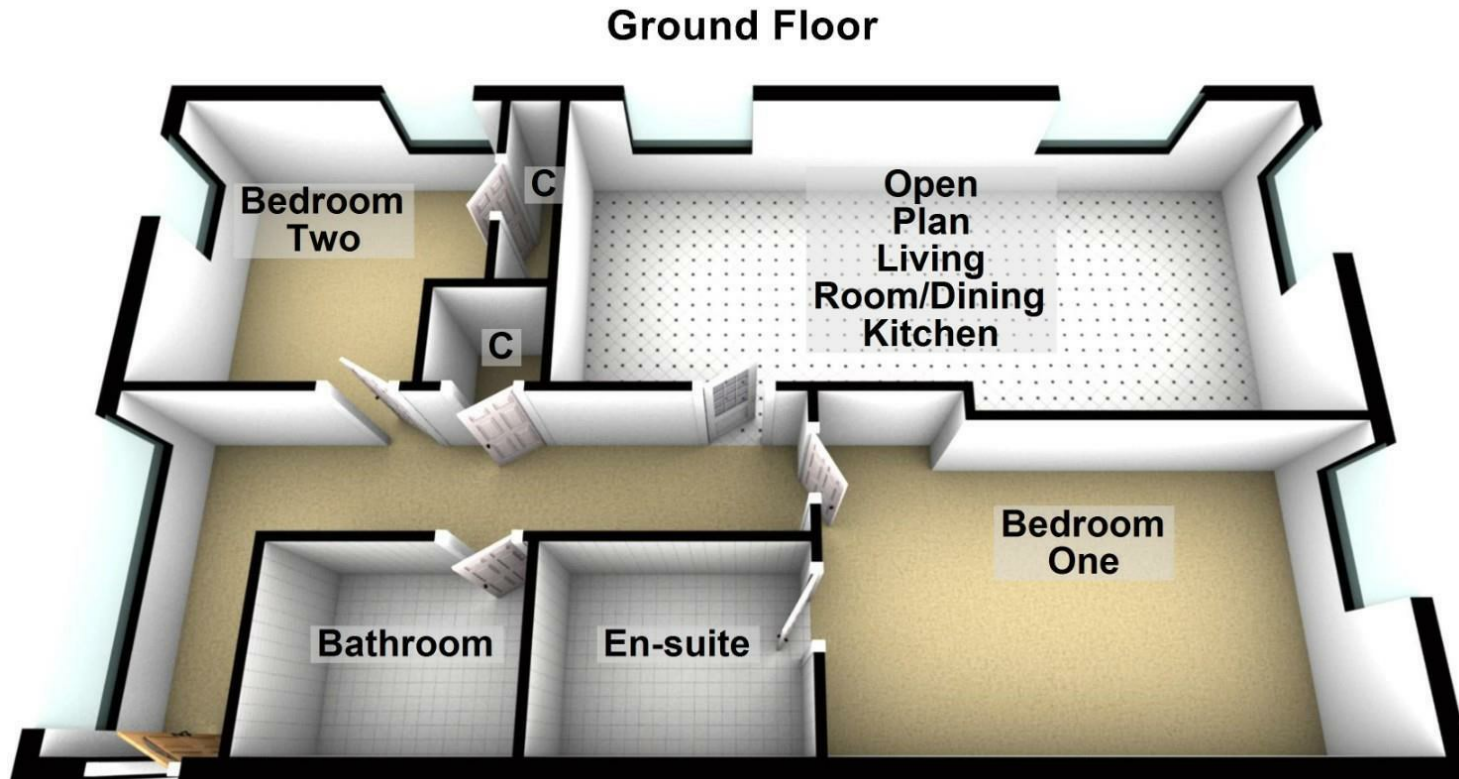
Externally, there is gated access to the parking, providing ample security and safe parking.

North Shields offers a wide range of amenities with the popular Royal Quays Outlet located nearby along with the attractively developed picturesque marina. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre, as well as the regenerated North Shields fish quay which showcases a cosmopolitan mix of elite dining and brasseries.



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

# PROPERTY FLOORPLAN



## Measurements:

OPEN PLAN LIVING ROOM/DINING  
KITCHEN  
23'9" x 11'8"


BEDROOM ONE  
17'2" x 11'1"

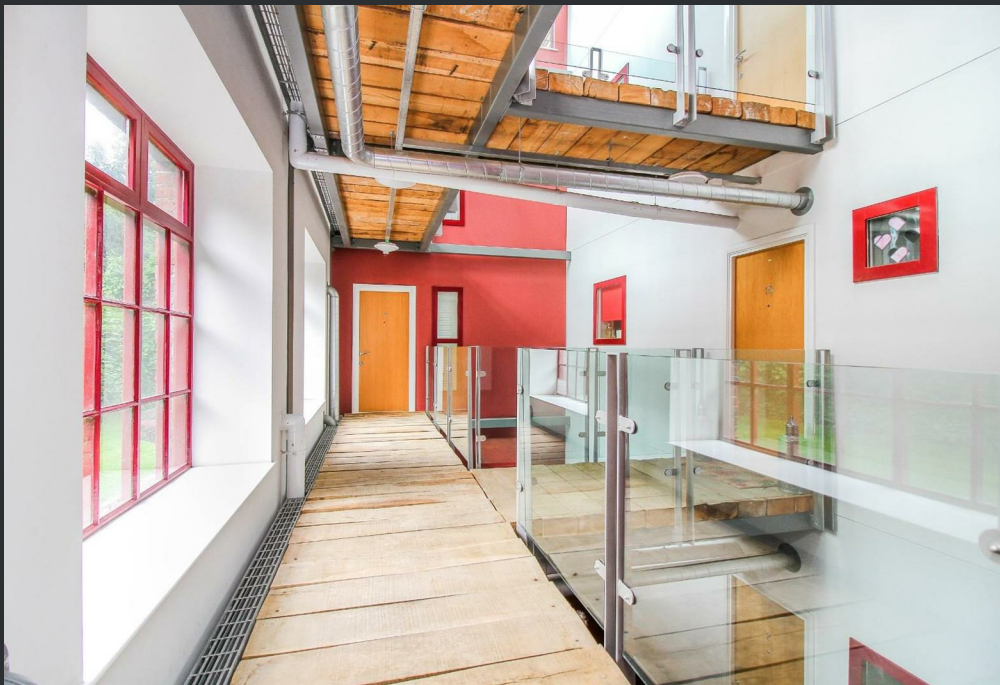
EN-SUITE  
7'9" x 6'1"

BEDROOM TWO  
13'2" x 10'4"

BATHROOM  
7'10" x 6'2"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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