

# HUNTERS®

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## Smokehouse Two

Smith's Dock, North Shields, NE29 6BZ

Asking Price £135,000



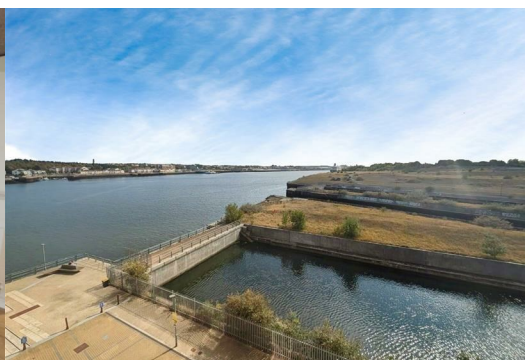
Hunters are pleased to welcome to the market this one-bedroom property situated on the vibrant and sought after North Shields fish quay. Located within a recent stylish riverside development, a standout feature of the property is its unique perspective looking out on the stunning banks of the River Tyne.

As the owner of this property, you'll find the diverse range of bars and eateries in North Shields and nearby Tynemouth just a walk away, not to mention the close transport links to the nearby city of Newcastle.

Furthermore, the properties comfortable bedroom and modern open plan kitchen and living area offer a convenient space for relaxation, whilst also providing scenic views upriver via large floor to ceiling windows. The property also enjoys a large storage cupboard in the hallway with designated plumbing for a washing machine providing ample storage space.

Externally a parking permit is available for the attached carpark.

An early viewing is encouraged to appreciate the property, so please contact Hunters North Shields today to arrange yours.



External / Communal

Secure ground floor entrance for residents with stairs and lifts to all floors. With permit parking available for well as housing the restaurant; "31 The Quay".

Hallway 4'3" x 11'10" (1.32 x 3.63)

Wood floored Hallway with white painted walls and built in storage; housing plumbing for washing machine, leading to;

Bathroom 6'7" x 8'0" (2.03 x 2.44 )

Tiled Bathroom with; W.C., washbasin, extractor unit, large fitted mirror and bath with shower overhead.

Kitchen 13'1" x 9'10" (4.01 x 3.02 )

Wood floored kitchen with electric oven and hobs, integrated fridge, also benefitting from "Wren" peninsula housing additional freezer unit and providing a breakfast bar area. Open plan with;

Living room 13'1" x 10'9" (4.01 x 3.28 )

Wood floored living room with feature exposed concrete ceiling and a floor-to-ceiling window looking west along the river.

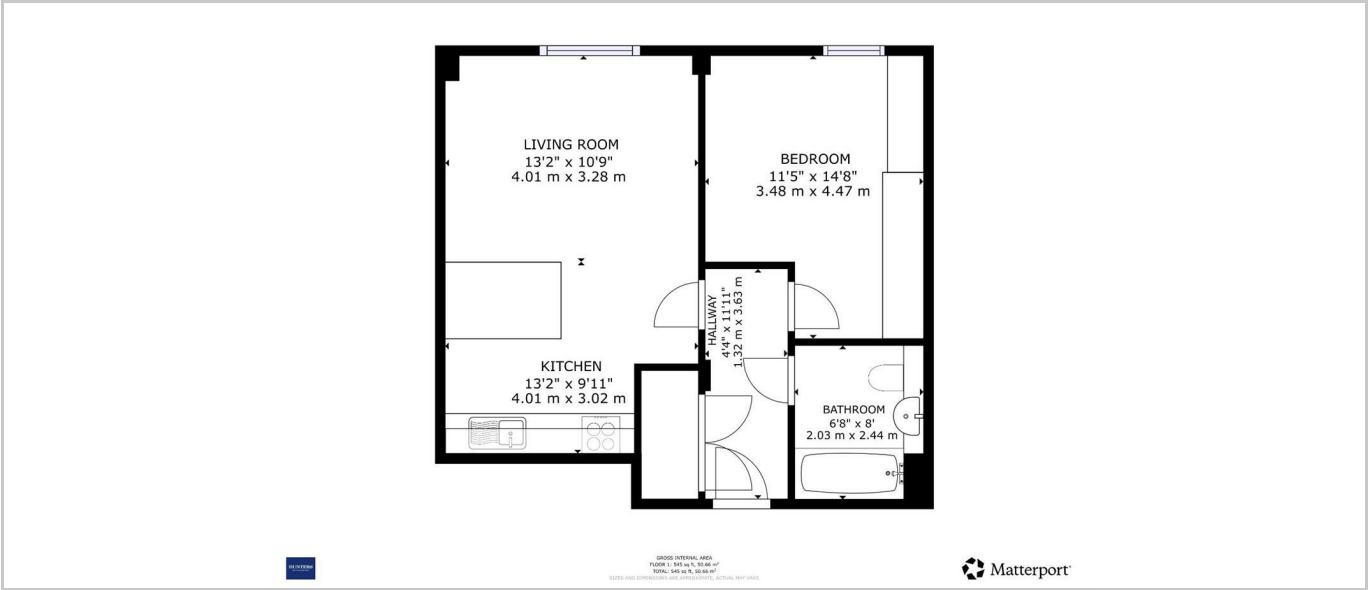
Bedroom 11'5" x 14'7" (3.48 x 4.47 )

Carpeted bedroom with floor to ceiling window looking out over Smith's Dock and the River, and with "Wickes" fitted wardrobes.

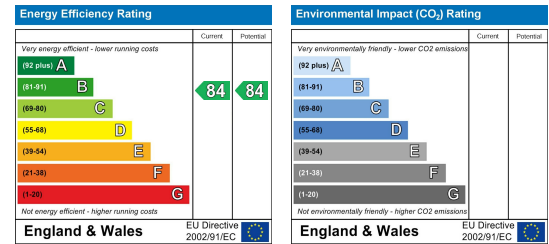
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.