



Swan Quay

North Shields, NE29 6HU

Offers Over £435,000



The town house briefly comprises. Ground Floor, entrance hall, storage cupboard, dumbwaiter. First Floor, two bedrooms, one with river views, large bathroom, utility room. Second Floor, two bedrooms, one with river views and en-suite, Third Floor, large open plan living room kitchen area with built in quality appliances, Stannah dumbwaiter and river views, Fourth Floor, living space with large sliding bi fold doors affording views of the Sea and River. The property includes undercover parking, a secure storage area, an electronic video entry system and visitor parking.

Situated on the Historic Fish Quay, and affording residents and exceptional view of both the River and Estuary, this property must be viewed in order to fully appreciate both the views and the quality of this home.

To book a viewing of this property, please call Hunters on 0191 290 6000



Bedroom One 15'11" x 14'5" (4.85 x 4.39)

To the first floor, Bedroom with Sea and River Views. With new grey carpets and LED lighting.

Bedroom Two 8'11" x 10'8" (2.73 x 3.26)

To the first floor, Bedroom with new grey carpets and LED lighting, this room could also serve as a home office, gym or nursery.

Utility Room 5'6" x 5'5" (1.67 x 1.65)

Utility Room, with plumbing, worktop space and wooden flooring.

Bathroom 6'6" x 13'1" (1.99 x 4)

First floor Bathroom, LED lighting, tiled with stainless fittings, with a generous white bath, basin and WC.

Bedroom Three 16'1" x 13'2" (4.89 x 4.02)

To the second floor, Bedroom with LED lighting and new grey carpets, this room could also serve as an office, nursery or home gym.

Bedroom Four 16'1" x 14'4" (4.89 x 4.36)

To the second floor, Bedroom with River and Sea Views, LED lighting and new grey carpets, with En-Suite bathroom connected

En-Suite 5'3" x 6'6" (1.61 x 1.98)

En-Suite from the Master bedroom, tiled and with stainless fittings throughout, comprising of a shower, basin and WC.

Lounge 16'1" x 11'11" (4.89 x 3.63)

Joining from the Kitchen on the third floor, Sea and River views, LED lighting and an array of sockets.

Kitchen 12'5" x 14'6" (3.78 x 4.43)

Open Plan on the third floor benefitting from a dumbwaiter link to the ground floor, with integrated quality appliances, soft close cupboards and space utilising drawers, wooden counter tops, stainless steel sink. built in fridge, freezer, microwave and dishwasher. LED lighting at ceiling and floor level. Also including built in dishwasher, microwave, oven and induction hob, as well as a vanishing socket tower.

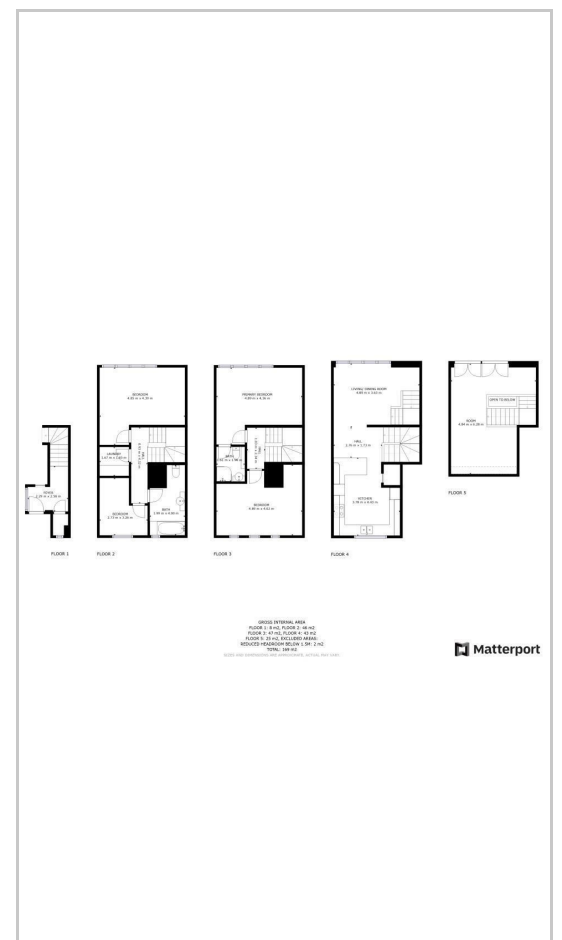
Lounge 15'11" x 20'7" (4.84 x 6.28)

On the fourth floor, With sliding doors and Juliet balcony providing River views, this room could serve as a either a formal dining space, or as a more private snug.

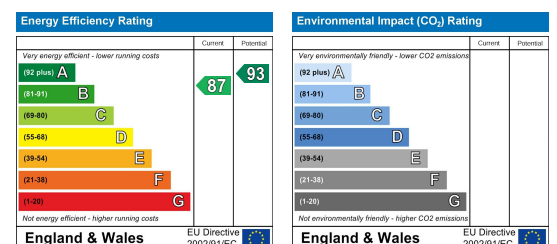
Area Map



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.