

HUNTERS®

HERE TO GET *you* THERE



Park Crescent East

North Shields, NE30 2HQ

Asking Price £200,000



Hunters North Shields welcome to the sales market this Two (formerly three) Bedroom flat situated on the highly desirable, tree-lined, Park Crescent East.

The upper floor, Tyneside-style, flat benefits from having been re-roofed by the current owners in 2024.

Briefly comprising of: Hallway and stairs up; Landing with access to loft (Boarded and with Window, Re-roofed in 2024); Principle Bedroom with fitted Wardrobes and Bay Window; Second Bedroom; Open-plan Living Dining room (Formerly Third Bedroom); Kitchen (Fitted 2025) with overhead Velux windows, shaker style cabinetry and integrated appliances; Bathroom with shower over bath, hand basin, toilet and heated towel rail. Externally there is a well proportioned rear yard, along with covered storage area and garage door to rear lane.

Contact Hunters North Shields today to arrange your viewing.



External Front

Tiled path from street to front door.

Entrance 6'10" x 3'3" (2.1 x 1.00)

Ground floor vestibule area, with partial stained glass door leading to;

Stairs up

Carpeted stairs between ground and the first floors.

Landing 8'3" x 5'4" (2.54 x 1.65)

Carpeted landing area atop stairs. With hatch to boarded loft space and doors to;

Bedroom One 16'8" x 11'0" (5.10 x 3.36)

Well proportioned principle Bedroom. Enjoying fitted wardrobes, feature gas fire and light-capturing bay window looking onto tree lined street.

Bedroom Two 10'0" x 8'8" (3.05 x 2.65)

Carpeted Second Bedroom, currently being utilised as a Dressing area / Guest Bedroom.

Living Room 15'4" x 12'1" (4.68 x 3.70)

Wood floored and well appointed living room to the rear of the property. With fitted storage to sides of chimney breast wall. With door through to kitchen and open plan with;

Dining Room 10'9" x 8'10" (3.3 x 2.7)

(Formerly Third Bedroom) Wood floored dining room to rear of property. Enjoying window aspects to the South-west, bathing the room in natural light.

Kitchen 10'1" x 6'7" (3.08 x 2.03)

High ceiled shaker style kitchen with Velux windows to ceiling. Installed by current owners in December of 2025 and enjoying integrated Microwave, Hob and Oven. With doors down to Yard and;

Bathroom 10'9" x 6'4" (3.29 x 1.94)

Bathroom to rear of property comprising; Basin, Toilet, Shower over Bath (with Crittall style screen) and heated towel rail. Also benefitting from separate boiler cupboard with plumbing for washing machine.

Stairs Down 10'5" x 3'10" (3.2 x 1.17)

Stairs down to rear yard.

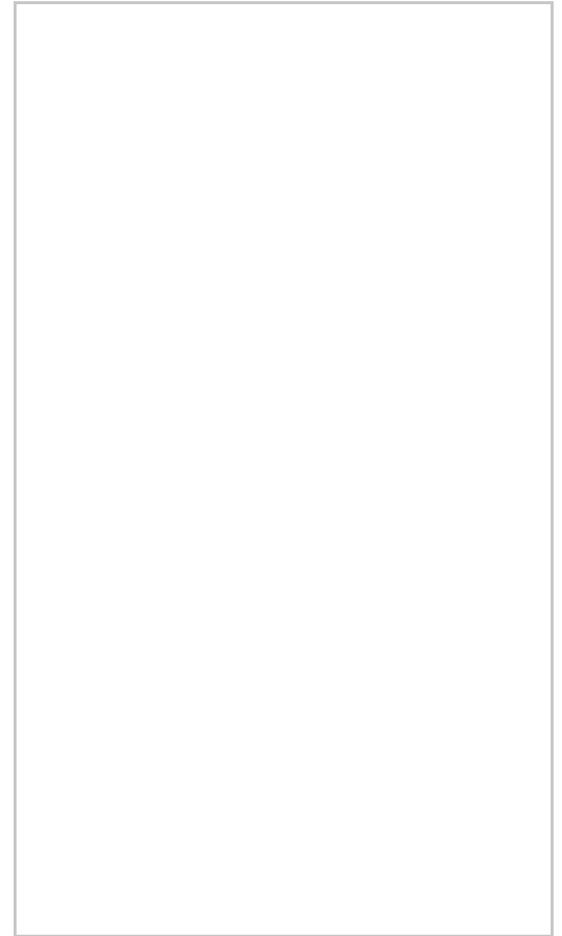
Yard

Well proportioned shared rear yard. With seating area by door, before covered storage with a roller style garage door providing access to the rear lane.

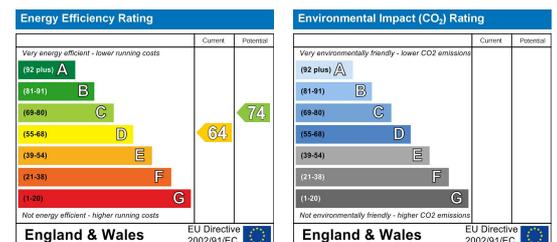
Area Map



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.

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