



 Jan Forster

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Washington Terrace | North Shields | NE30 2HJ

Price £535,000





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- Sought After Location
- Double Fronted Period Terraced Home
- Three Storey Living
- Private Garden
- Close To Northumberland Park
- Freehold
- Four Bedrooms
- Close To Golf Course
- Excellent Amenities Nearby
- Call For More Information







**\*\* Video Tour | <https://youtu.be/sQGLas7rxTs> \*\***

This beautifully presented, four-bedroom, double fronted, period home is positioned on the ever-popular Washington Terrace in North Shields and represents the perfect family home, combining elegant period features with stylish modern living.

Internally, the double fronted property is spread over three floors and offers generous, well-planned accommodation. The ground floor is made up of an entrance lobby leading into a spacious hallway, a bright and airy lounge with a bay window, a separate dining area with bay window, providing the ideal space for entertaining or family gatherings and open to a fitted kitchen boasting sleek wall and floor Shaker-style units, farmhouse sink, a centre island, and French doors opening onto the private rear garden - perfect for indoor-outdoor living. The first floor comprises two generous double bedrooms and a luxurious, opulent four-piece family bathroom complete with both double ended bath and walk-in shower, offering comfort and sophistication. The second floor provides two further bedrooms, one benefiting from an en-suite bathroom, making it ideal for guests, older children, or a private home office. Further benefits include gas central heating and double glazing.



Externally, the property enjoys a private, easy to maintain enclosed garden to the rear, perfect for relaxing or entertaining.

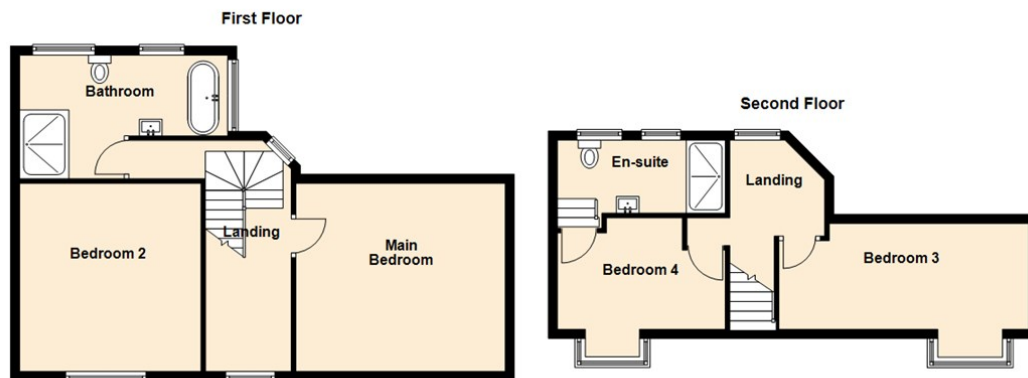
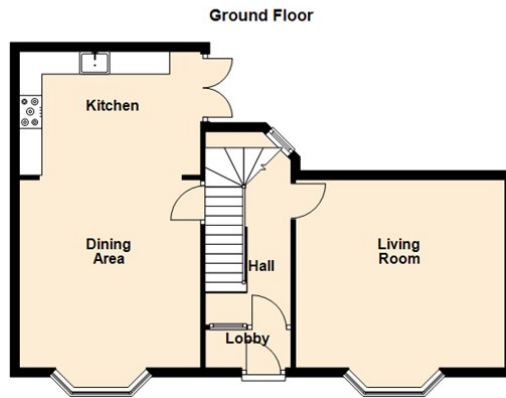
The excellent location is close to Tynemouth Golf Course, Northumberland Park, highly regarded schools, and a wealth of local shops and facilities. The popular Fish Quay is just a 15-minute walk away, offering a great selection of bars and restaurants, while Tynemouth Long Sands beach is only a short commute away.

For more information on this stunning home and to book a viewing, please call our coastal team on 0191 257 2000.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: C



Living Room 13'8" x 15'2" (4.17 x 4.64)

Dining Area 13'6" x 13'2" (4.13 x 4.02)

Kitchen 8'11" x 13'2" (2.74 x 4.02)

Main Bedroom 13'8" x 15'2" (4.17 x 4.64)

Bedroom Two 14'0" x 13'3" (4.28 x 4.05)

Bedroom Three 7'8" x 18'2" (2.35 x 5.54)

Bedroom Four 7'8" x 12'2" (2.36 x 3.72)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## The difference between house and home

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Gosforth  
High Heaton  
Tynemouth

Property Management Centre

0191 236 2070

0191 270 1122

0191 257 2000

0191 236 2680

