



 Jan Forster

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Duke Street | Smiths Dock | North Shields | NE29 6BZ

Offers Over £145,000



- Enviable Location
- First Floor
- Ideal First Time Buy
- Partial River Views
- Early Viewing A Must
- Executive Apartment
- One Bedroom
- Open Plan Living
- Excellent Amenities Nearby
- Call For More Information





Occupying a prime position on the banks of the River Tyne, Smokehouse Two is a striking contemporary development offering an exceptional lifestyle opportunity. Combining modern design with a sought-after waterfront setting, this beautifully presented apartment provides bright, spacious accommodation ideal for first-time buyers, professionals, downsizers, or investors alike.

The building is accessed via a secure communal entrance with a lift and stairs to all floors. Internally the flat comprises: private entrance hall with storage, open plan lounge/kitchen/diner with partial river views, centre island with breakfast bar and integrated appliances which include an electric hob, oven, extractor fan, fridge/freezer and dishwasher. The stylish bathroom WC is a good size and features an overhead shower and vanity storage. There is also a generous double bedroom with built-in wardrobes. Externally there is permit parking available for a charge of £50 per year.

This superb location offers the perfect balance of coastal charm and everyday convenience. The vibrant North Shields Fish Quay is within easy walking distance and is renowned for its excellent selection of cafés, bars and restaurants, creating a lively and welcoming atmosphere. Excellent transport connections, including regular bus services and the North Shields Ferry, provide easy access to surrounding areas. For those who enjoy the coast, the beautiful beaches of King Edward's Bay and Tynemouth Long Sands are just a short journey away, offering stunning scenery and leisure opportunities throughout the year.

We anticipate an extremely high level of viewings on this fantastic property. For more information and to book your viewing, please call our team on 0191 236 2070.

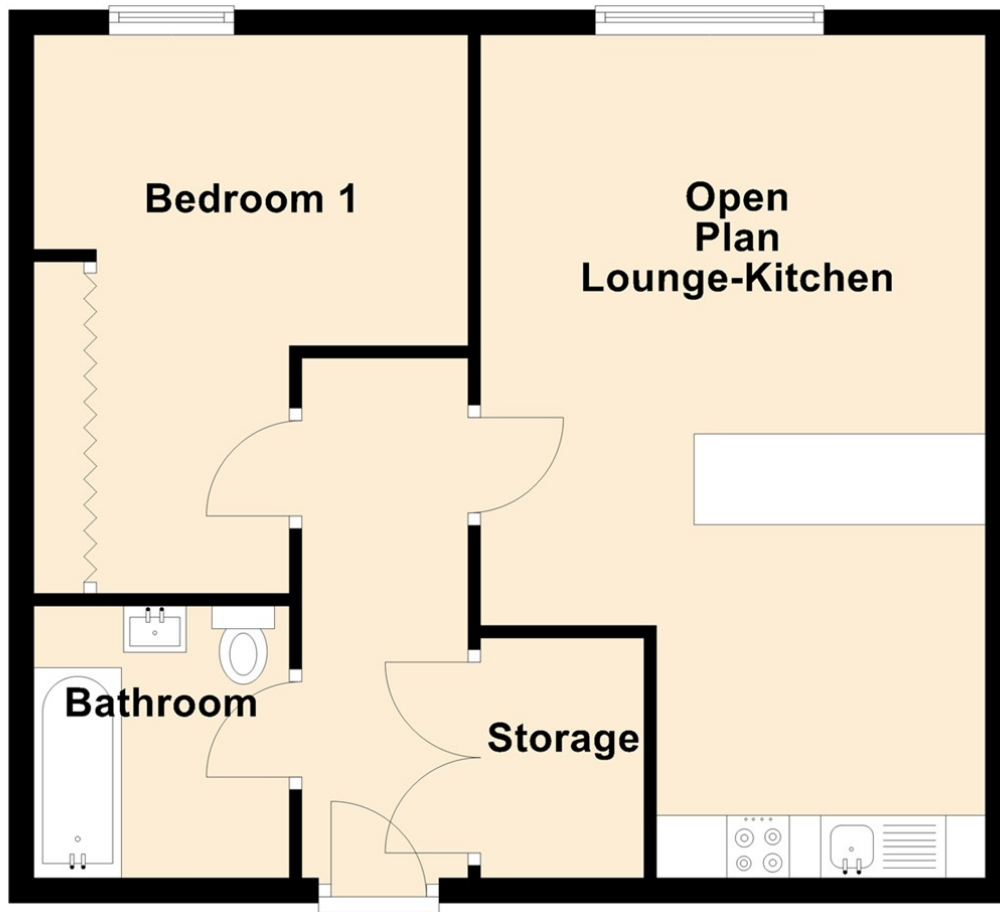
Tenure

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

Council Tax Band: B



First Floor



Lounge Kitchen Diner 13'1" x 20'4" (4.00 x 6.2)

Bedroom One 14'7" x 11'3" (4.46 x 3.43)

The difference between house and home

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

Contact Us: 0191 236 2070



www.janforsterestates.com

