



## Dockwray Square North Shields

The prestigious and wonderful Dockwray Square was built in the 18th Century, overlooking a beautiful park area. A vibrant Georgian Square, housing the most affluent of the town and enjoying a renaissance throughout the decades, with the ultimate design and build of these stunning, mock Georgian, three story town houses. Overlooking Laurel Park, this fabulous conservation area is just a short stroll from panoramic views up and down the, River Tyne, beautiful walks, eateries and, of course, both North Shields town centre and an approximate 5 minute drive from Tynemouth Village, offering most local amenities, bus routes and Metro for your convenience. The whole area has benefited from substantial investment and we are so proud to welcome this stunning, larger style family home on the open market. Loved by the current family for over 30 years, who are one of the first residents of the square, they are truly sad to leave but hope the next family can experience the joy and happiness they have experienced living here. A welcoming and spacious hallway greets you together with a separate reading and quiet area, formal dining room, a fabulous sized family dining kitchen overlooking and opening out to the rear garden, separate utility room, downstairs cloaks/w.c. To the first floor is a fabulous lounge enjoying elevated views over the park and towards the river, two double bedrooms and a contemporary shower room, the second floor hosts the principle bedroom, fitted wardrobes and an elegant en-suite bathroom with slipper bath. The front double bedroom has beautiful views and feature windows, again, with enviable views! There is a private town garden with patios, lawn, raised borders and gated access to the large double garage with power and water. Front courtyard with feature wrought iron gate, this really is a rare opportunity to purchase a fine property in this unique and historic location

# £460,000

ROOK  
MATTHEWS  
SAYER

0191 246 3666  
84 Park View, Whitley Bay, NE26 2TH

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

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Entrance Door to:

**ENTRANCE HALLWAY:** an impressive hallway with central, feature, turned staircase up to the first floor, under-stair recess, feature arch through to:

**READING AREA/QUIET ROOM:** (front): double glazed window, radiator, coving to ceiling

**DOWNSTAIRS CLOAKS/WC:** contemporary, vanity sink unit with mixer taps, low level w.c. with recessed flush, modern tiling, radiator, tiled floor, extractor fan

**DINING ROOM:** (front): 12'8 x 8'0, (3.86m x 2.44m), a formal dining room with double glazed window, radiator, coving to ceiling

**DINING KITCHEN:** (rear): 20'0 x 12'9, (6.07m x 3.89m), a light and airy "L" shaped dining kitchen enjoying elevated views and opening out to the private rear patio and garden area, the kitchen is fitted with a range of base, wall and drawer units, co-ordinating worktops, integrated double oven, gas hob, cooker hood, single drainer sink unit with mixer taps, integrated dishwasher, spotlights to ceiling, wine rack, tiled floor and splashbacks, radiator, coving to ceiling, double glazed French doors to garden, door to:

**UTILITY ROOM:** 12'7 x 6'4, (3.84m x 1.93m), spacious utility room with fitted units, roll edge worktops, single drainer sink, tiled splashbacks and floor, plumbed for automatic washing machine, central heating boiler, large storage cupboard, double glazed door to the rear garden

**FIRST FLOOR LANDING AREA:** turned staircase to the second floor, door to:

**SHOWER ROOM:** contemporary shower room, with shower area, chrome shower with additional forest waterfall spray, stylish block screen, vanity sink, low level w.c. with recessed flush, fully tiled walls and floor, spotlights to ceiling, chrome radiator, extractor

**LOUNGE:** (front): 19'5 x 12'9, (5.92m x 3.89m), such a stunning lounge, with light oozing through the gorgeous, three large double glazed picture windows, enjoying fabulous views over the park and towards the river, attractive feature fireplace with modern gas, coal effect fire, marble hearth, coving to ceiling, radiators



**BEDROOM THREE:** (rear): 13'4 x 9'2, (4.06m x 2.79m), excluding depth of fitted wardrobes, providing ample hanging and storage space, coving to ceiling, radiator, two double glazed windows

**BEDROOM FOUR:** (rear): 13'0 x 8'4, (3.96m x 2.54m), excellent size double bedroom, double glazed window, radiator, coving to ceiling

**SECOND FLOOR LANDING AREA:** loft access with wooden, pull- down ladder, we understand that the loft has been partially boarded for storage purposes, door to:

**BEDROOM ONE:** (rear): 19'6 x 12'8, (5.94m x 3.86m), including depth of fitted wardrobes, rarely do we see bedrooms of such wonderful proportions, co-ordinating drawers, two double glazed windows and additional Velux window, radiator, door to:

**EN-SUITE BATHROOM:** 8'10 x 5'9, (2.69m x 1.75m), beautiful, elegant en-suite bathroom, comprising of, slipper bath with hot and cold mixer taps, chrome shower and additional forest waterfall spray, vanity sink unit, low level w.c. with push button cistern, tiled floor, fully tiled walls, spotlights to ceiling

**BEDROOM TWO:** (front): 19'5 x 12'9, (5.92m x 3.71m), again, a wonderful room, with excellent proportions, arguably enjoying the best views in the house! Feature arch double glazed window, radiator

**EXTERNALLY:** private and enclosed family town garden with elevated patio, steps down to lawned area, borders and additional patio, door into garage, gated access to rear double garage with up and over door, electric and water supply. Front forecourt garden with seating area and wrought iron, feature arch gate.

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Detached double garage/ parking permit available for on street parking £25 per year

#### **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: E**

**EPC RATING: C**

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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