



SIGNATURE
NORTH EAST

THE LARGEST NORTH EAST HYBRID ESTATE AGENCY
WITH HIGH-END BRANCHES

SELLING & LETTING ACROSS THE REGION

Lovaine Terrace, North Shields

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A truly remarkable opportunity to acquire this impressive property positioned in a popular residential area of North Shields. The accommodation presents a fantastic investment or development opportunity, with ample scope to redesign and construct one impressive dwelling or separate into private apartments. This large building is in need of extensive renovation, and all changes would be subject to planning permission.

The property was built circa 1857 as a beautiful family home, and has more recently been converted to provide generous office space. Showcasing stunning period and architectural features, this lovely building has a wealth of character and charm. The ground floor has approximately 8 separate rooms and 2 additional WC's, whilst the first floor has approximately 9. There is a generous loft space and a basement room.

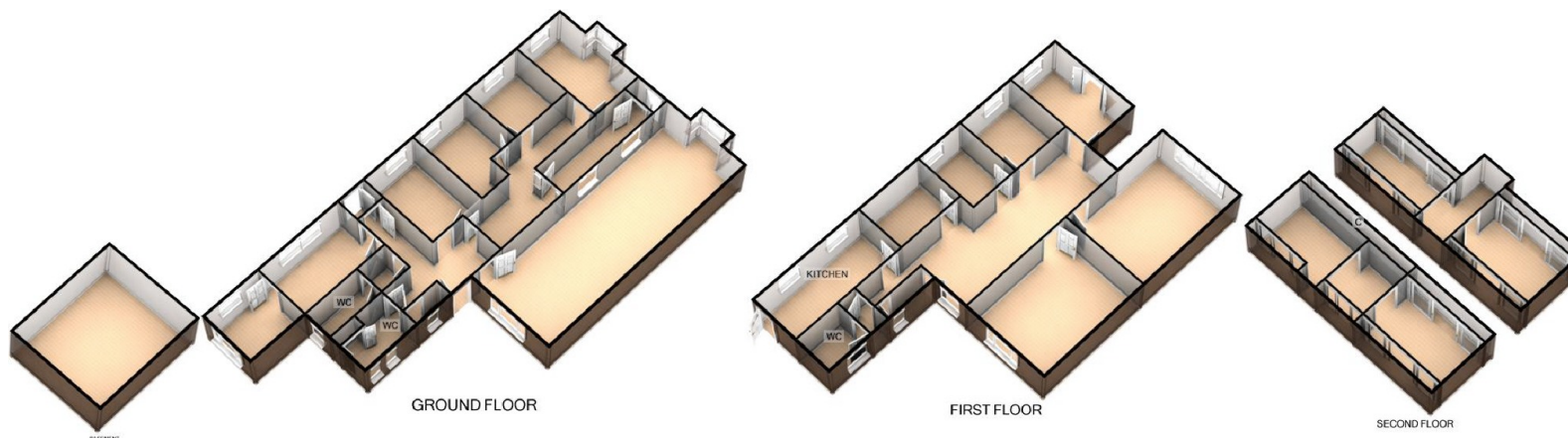
Externally there is a low maintenance front garden and a gated car parking area to the rear with outbuildings.

North Shields offers a wide range of amenities with the popular Royal Quays Outlet located nearby along with the attractively developed picturesque marina. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre, as well as the regenerated North Shields fish quay which showcases a cosmopolitan mix of elite dining and brasseries.

£450,000

EPC Rating TBC





LOVAINE TERRACE, NORTH SHIELDS

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2017

Ground floor:

Hallway	18'3 X 5'9
Room One	40'8 X 14'1
Room Two	15'10 X 9'0
Room Three	10'10 X 10'4
Room Four	14'0 X 10'4
Room Five	15'1 X 9'10
Room Six	14'4 X 9'2
Room Seven	10'0 X 7'11
WC (1)	10'1 X 4'11
WC (2)	8'7 X 7'2

First floor:

Room One	19'9 X 15'4
Room Two	19'11 X 14'3
Room Three	16'8 X 9'1
Room Four	11'3 X 10'8
Room Five	11'9 X 8'3
Room Six	11'7 X 8'8
Kitchen	19'1 X 7'11
WC	9'11 X 6'0



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