



Lansdowne Terrace, North Shields

Asking Price £175,000

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RICHARDSOS

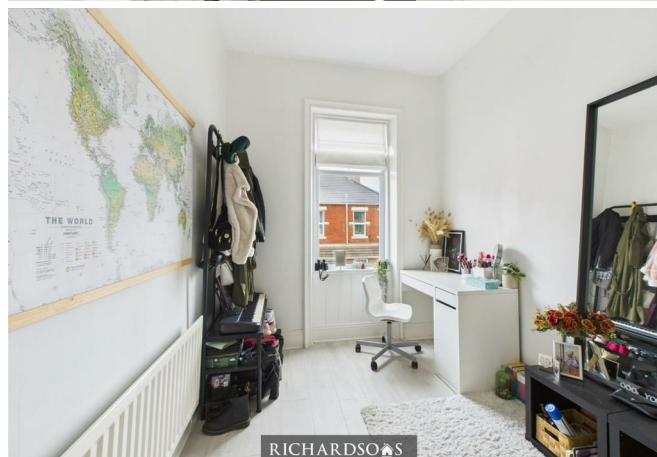
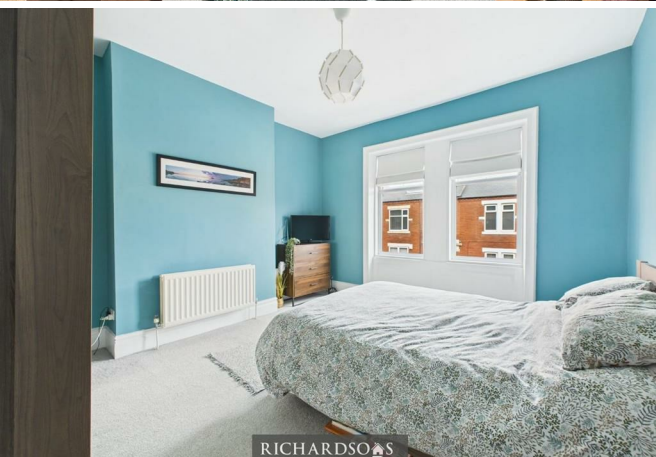
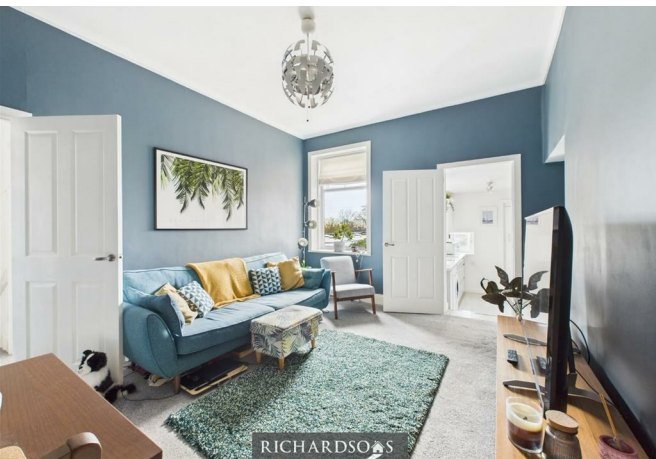


RICHARDSON'S

Lansdowne Terrace

North Shields, NE29 0NL

- Maisonette
- On Street Parking
- Natural light
- Private Yard
- Four Double Bedrooms
- Spacious rooms
- Good Location
- EPC Rating D



Asking Price £175,000



Located in the heart of North Shields, this beautifully presented 4-bedroom property benefits from an abundance of natural light throughout. The home features two main bedrooms and two spacious bedrooms on the third floor, providing generous living space. A private yard offers a perfect outdoor retreat.

North Shields boasts a wide range of amenities, including the vibrant, regenerated Fish Quay, known for its waterfront dining and leisure options. The property is conveniently situated near major road links, offering easy access to local towns, the coast, and Newcastle City Centre. Excellent bus services further enhance connectivity. Additionally, the property benefits from on-street parking, ensuring convenience for residents and visitors.

Council Tax - A

Tenure - Leasehold 967 years remaining



Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

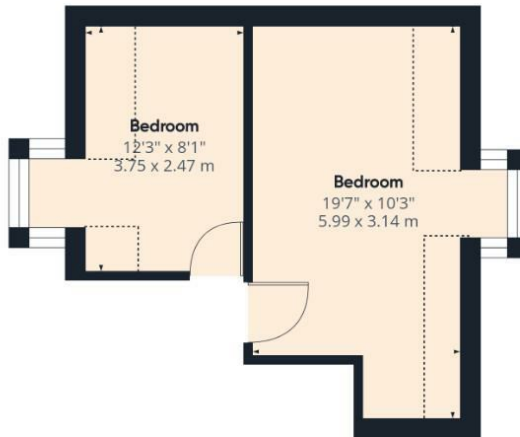
Kitchen	7'2" x 8'9" (2.20 x 2.69)
Living Room	11'8" x 14'9" (3.57 x 4.50)
Bedroom One	13'1" x 14'8" (4.01 x 4.48)
Bedroom Two	7'7" x 10'6" (2.32 x 3.21)
Bedroom Three	19'7" x 10'3" (5.99 x 3.14)
Bedroom Four	12'3" x 8'1" (3.75 x 2.47)
Bathroom	7'6" x 10'6" (2.30 x 3.22)







Ground floor



Floor 1

RICHARDSON'S

Approximate total area⁸

906.22 ft²
84.19 m²

Reduced headroom

54.88 ft²
5.1 m²

(1) Excluding balconies and terraces

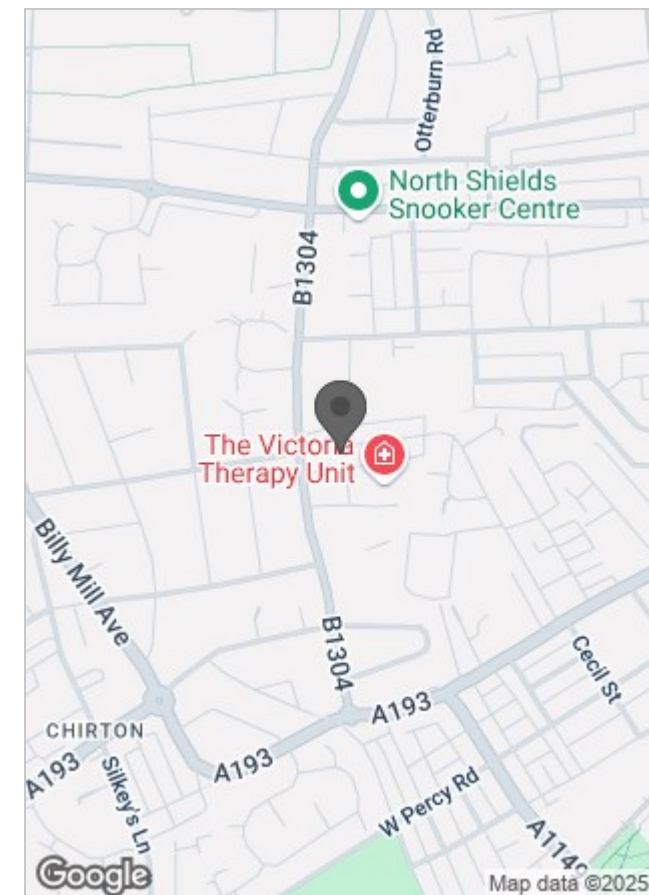
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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

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Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.