



Donkin Terrace, North Shields  
Offers Over £140,000

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RICHARDSONS 



# Donkin Terrace

## North Shields, NE30 2HF

- GROUND FLOOR FLAT
- LARGE KITCHEN
- PRIVATE YARD
- RENOVATION REQUIRED
- FREEHOLD
- GREAT LOCATION
- TWO BEDROOMS
- EPC RATING D



Offers Over £140,000



REFURBISHMENT OPPORTUNITY, TWO DOUBLE BEDROOMS, LARGE LOUNGE & SPACIOUS KITCHEN.

Two bedroom ground floor flat on Donkin Terrace, North Shields. Sought after area, close to Tynemouth village, Northumberland Park, North Shields fish quay as well as access to Whitley Bay and coastal towns further afield.

The property begins with a welcoming and spacious entrance hallway, a sizeable main bedroom that benefits from a large bay window filling the room with natural daylight, high ceilings and is a versatile room. There is a double bedroom to the rear with views to the back yard. The main living room offers ample space for furnishings. To the rear there is a spacious kitchen and bathroom. A new combi boiler fitted at the property 1 year ago with a 10 year warranty in place.

Tenure - Freehold  
Council Tax - A



**Lounge** 14'5" x 13'0" (4.395 x 3.987)

Carpet flooring, single window to the rear yard alcoves and door leading to the kitchen.

**Kitchen** 11'9" x 8'5" (3.585 x 2.589)

Kitchen units, carpet flooring, boiler, window facing to the rear access to hallway leading to the yard.

**Bedroom One** 14'0" x 14'0" (4.283 x 4.284)

Wood flooring, bay window and alcoves.

**Bedroom Two** 10'10" x 7'8" (3.313 x 2.358)

carpet flooring, fitted wardrobes window facing to the rear yard.

**Bathroom** 6'11" x 6'1" (2.119 x 1.856)

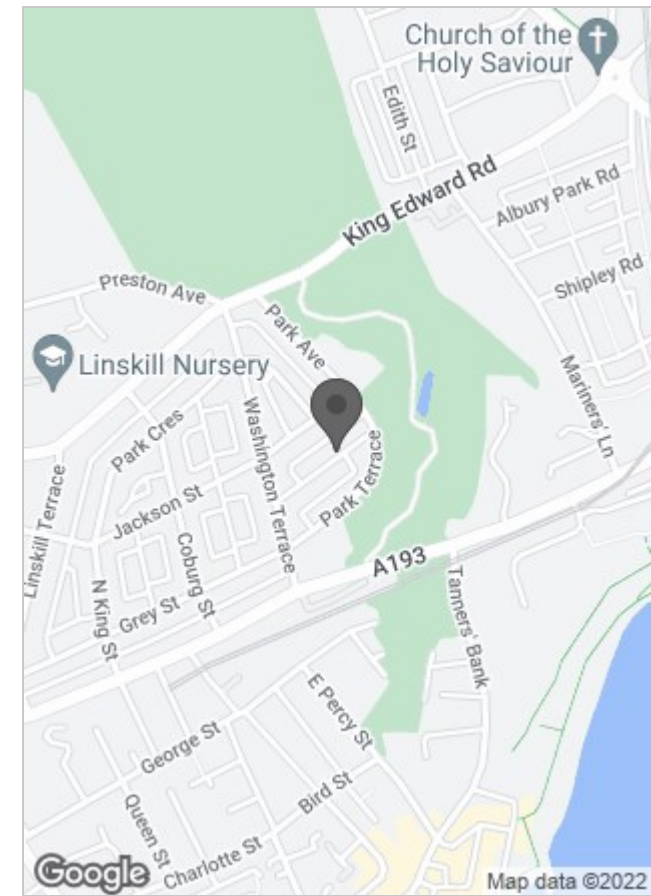
White tiled bathroom, frosted window facing to the rear yard.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
March 2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.