



Belford Terrace, North Shields

Offers Over £120,000

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RICHARDSONS 



# Belford Terrace

## North Shields, NE30 2BZ

- NO CHAIN
- POPULAR LOCATION
- ORIGINAL FEATURES
- IDEAL FIRST TIME BUY OR INVESTMENT
- TWO BEDROOMS
- GAS CENTRAL HEATING
- GROUND FLOOR
- EPC RATING C



Offers Over £120,000



**\*\*Two Bedroom Ground Floor Flat \*\* Popular Residential Location \*\***

Richardsons welcome to the sales market this two bedroom ground floor flat on Belford Terrace, situated within the popular area of Linskill, North Shields. The property is within walking distance to local restaurants, shops, schools and offers various transport links close by.

This property would be ideal for a first time buyer or investment purchase.

In brief the property comprises of a porch, hallway leading to two double bedrooms, a good sized living room, kitchen and bathroom.

Externally the property has a shared rear yard. Viewings are highly advised please call now to arrange.



**Porch** 3'11" x 3'7" (1.2 x 1.1)  
Front door, original floorboards, original coving.

**Hallway** 4'7" x 13'9" (1.4 x 4.2)  
Original floorboards, single gas central heated radiator, storage cupboard, feature light.

**Master Bedroom** 13'5" x 13'9" (4.1 x 4.2)  
Double bedroom, carpet flooring, gas fireplace, double glazed bay window facing the front, original coving, ceiling rose, feature light.

**Bedroom Two** 8'6" x 10'5" (2.6 x 3.2 )  
Double bedroom, carpet flooring, double gas central heated radiator, double glazed window facing the front, ornate coving.

**Living Room** 9'10"29'6" x 13'1"9'10" (3'9 x 4'3 )  
Original floorboards, original coving, ceiling rose, double central heated radiator, double glazed window facing the rear.

**Kitchen** 9'10"26'2" x 9'10"13'1" (3'8 x 3'4 )  
Tiled flooring, wall and base units, part tiled walls, integrated gas over and hob, space for washer/dryer, space for fridge/freezer, stainless steel sink with drainer, boiler.

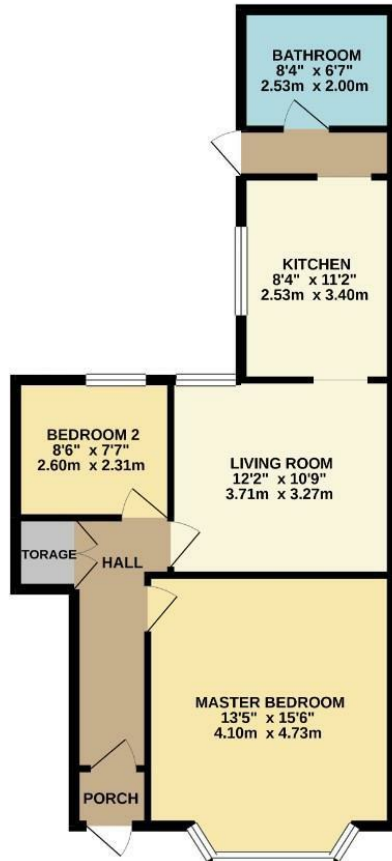
**Bathroom** 11'1" x 12'5" (3.4 x 3.8)  
Laminate flooring, panelled bath with shower overhead, standard w.c, pedestal sink, heated towel rail, frosted double glazed window facing the side.

**External**  
Externally the property has a shared rear yard.

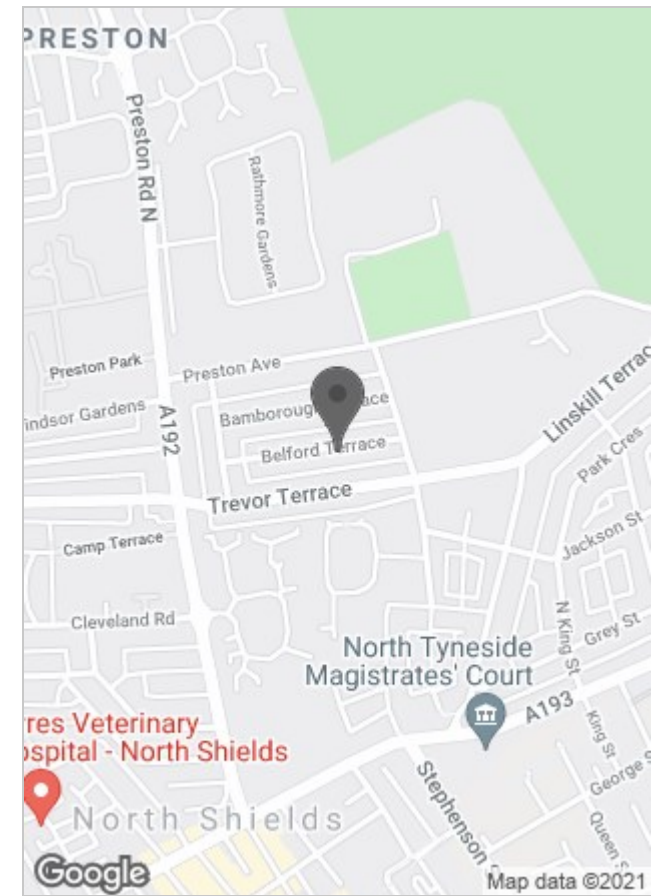




GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 648 sq.ft. (60.2 sq.m.) approx.  
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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C		71	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

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