



Trevor Terrace, North Shields

Offers Over £280,000



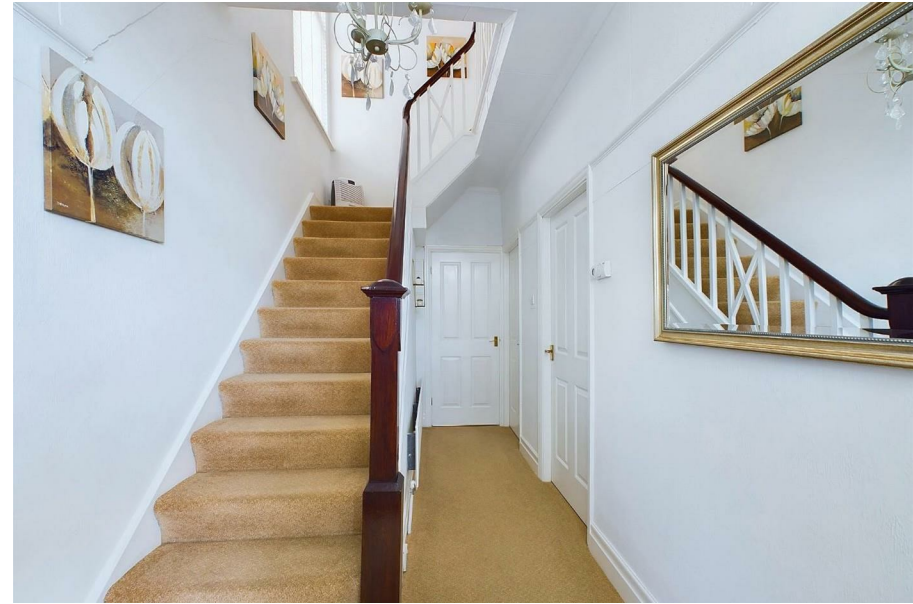
RICHARDSONS 



# Trevor Terrace North Shields, NE30 2AX

- Fantastic Location
- Driveway and Garage
- Decked and Lawned Garden to Rear
- Three Bed Semi-detached
- Modern Kitchen
- EPC tbc

Offers Over £280,000



Richardsons are delighted to welcome to the market this Three Bedroom Semi-detached property located on Trevor Terrace in the popular Linskill area of North Shields.

This well presented property offers a fantastic opportunity to acquire a spacious family home that benefits from ample external features such as a paved driveway that leads to the single garage, and the rear garden which has a beautiful decked area that leads on to the lawn.

It is within close proximity to excellent local schools, Northumberland Park and just a short walk to Tynemouth village.

Early Viewing highly recommended



### Approximate measurements

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

<b>Living Room</b>	11'8" x 11'0" (3.56 x 3.36)
<b>Dining Room</b>	13'9" x 12'3" (4.21 x 3.74)
<b>Kitchen</b>	7'10" x 13'8" (2.39 x 4.17)
<b>Bedroom</b>	11'8" x 10'9" (3.58 x 3.30)
<b>Bedroom</b>	11'8" x 10'8" ( 3.58 x 3.27)
<b>Bedroom</b>	7'6" x 7'10" (2.30 x 2.41)





S M E G



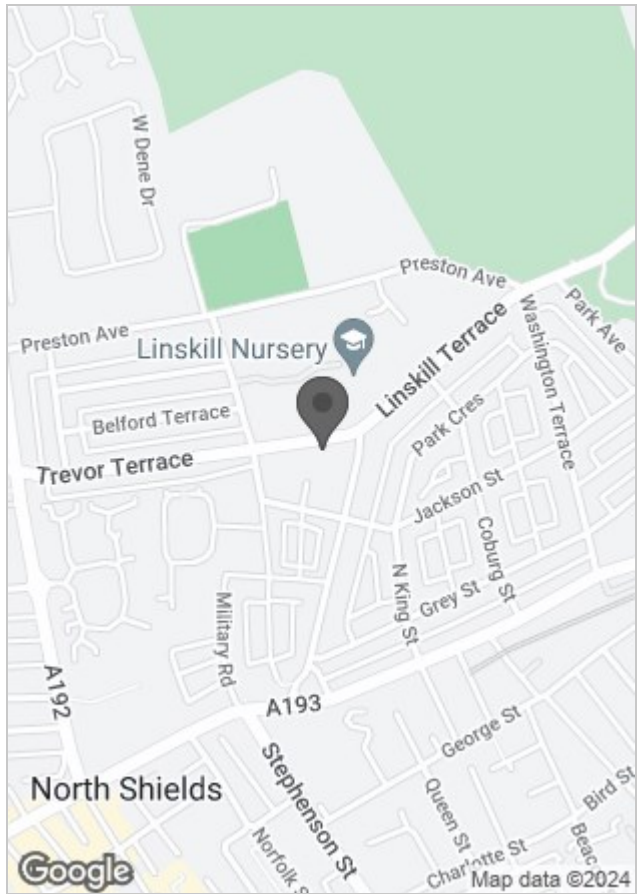
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Approximate total area<sup>1)</sup>  
 1070.04 ft<sup>2</sup>  
 99.41 m<sup>2</sup>

Excluding balconies and terraces

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

**GIRAFFE 360**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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.

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