



Trevor Terrace, North Shields  
Offers Over £160,000

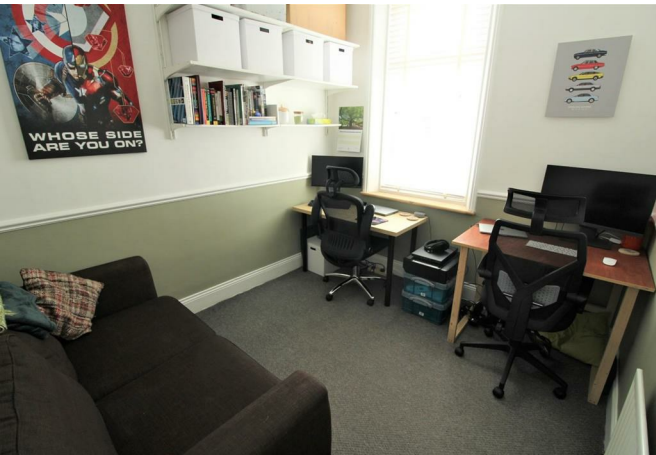
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RICHARDSONS 



# Trevor Terrace North Shields, NE30 2DE

- UPPER FLOOR FLAT
- IMMACULATE CONDITION
- UTILITY ROOM
- SHARED YARD
- THREE BEDROOMS
- EXCELLENT LOCATION
- SPACIOUS LOUNGE
- EPC RATING D



A very well presented and well maintained modern upper floor three bedroom flat. The property is situated on Trevor Terrace in the popular Linskill area.

In brief the property comprises of three double bedrooms, a large and bright lounge with a feature surround fireplace, a beautiful modern kitchen with an added breakfast bar and stylish kitchen units. The property has a separate utility room and a modern bathroom with a double sized walk in shower.

North Shields offers a wide range of amenities. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre as well as good bus links. The property is a short walk in to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach. Tynemouth Golf Club is a few minutes walk away as is the newly regenerated Northumberland Park ideal for pleasant walks.

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

Additional Information;  
Tenure - Leasehold  
Council Tax - A



**Lounge** 14'3" x 11'6" (4.347 x 3.510)  
Carpet flooring, alcoves, window facing the rear of the property, gas fire surround.

**Kitchen** 12'6" x 6'11" (3.813 x 2.124)  
White high gloss units, wooden worktops, wooden flooring, door leading to the rear yard.

**Bedroom 1** 16'3" x 12'10" (4.956 x 3.920)  
Grey carpet flooring, double room, alcoves, bay window facing the front of the property.

**Bedroom 2** 10'4" x 9'9" (3.150 x 2.980)  
Grey carpet flooring, double room, window facing to the rear of the property.

**Bedroom 3** 10'1" x 8'8" (3.088 x 2.661)  
Grey carpet flooring, double room, window facing the front of the property.

**Bathroom** 8'7" x 6'2" (2.625 x 1.904)  
Laminate flooring, toilet, basin double walk in shower.

**Utility Room** 7'10" x 1'7" (2.395 x 0.493)  
Laminate flooring, boiler, window facing to the rear of the property.

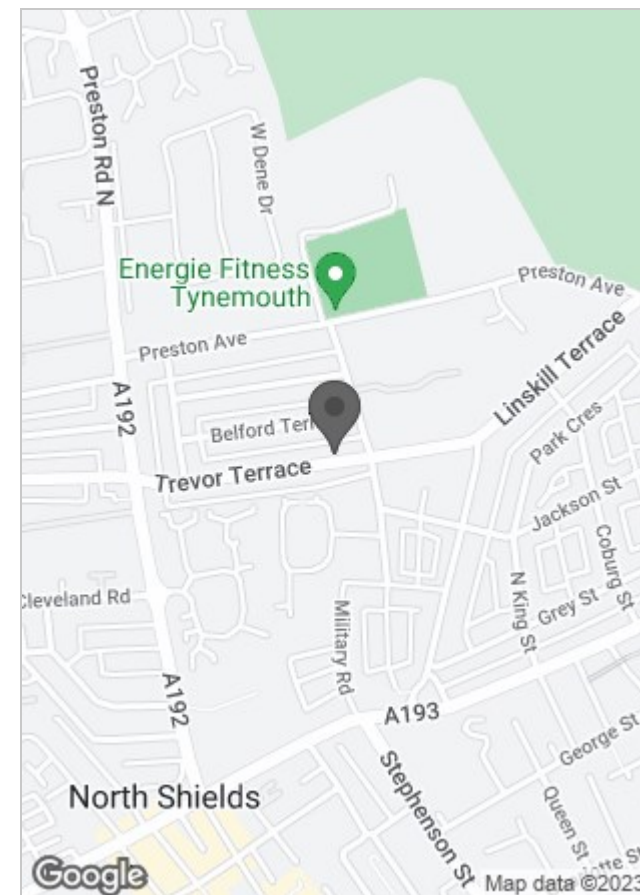




1ST FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA: 788 sq.ft. (73.2 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		77
(69-80) C		
(55-68) D	65	
(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.

173 Trevor Terrace, North Shields, Tyne And Wear, NE30 2AX  
T. 01912903770 | E. enquiries@richardsons-estates.co.uk  
www.richardsons-estates.co.uk