



Lansdowne Terrace, North Shields

Offers Over £140,000

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RICHARDSONS 



Lansdowne Terrace North Shields, NE29 0NJ

- TWO BEDROOMS
- GOOD LOCATION
- PRIVATE COURTYARD
- ON STREET PARKING
- GROUND FLOOR FLAT
- GAS CENTRAL HEATING
- SPACIOUS LOUNGE
- EPC RATING D



Located within a popular residential area of North Shields is this beautifully presented, two bedroom terraced flat. Offering spacious living accommodation.

The property begins with an entrance porch/hallway benefitting from an abundance of natural light. There is a spacious living room with a beautiful fireplace which gives off a cosy warm feel to the property. The property also offers an attractive kitchen showcasing a range of fitted wall, base and drawer units. There is also two generously sized bedrooms and an attractive three piece family bathroom.

Externally, the property offers a low maintenance private courtyard, as well as on street parking.

North Shields offers a wide range of amenities with the popular Royal Quays Outlet located nearby along with the attractively developed picturesque marina. It is close to major road links providing ease of access to other local towns, and easy access to the coast and Newcastle City centre, as well as the regenerated North Shields fish quay.

Additional information:
Council Tax - A
Tenure - Leasehold 900 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.

LOUNGE 11'7" x 13'2" (3.550 x 4.026)

Neutral carpeted lounge with feature fireplace, alcoves and window facing to the rear.

BEDROOM ONE 12'8" x 12'11" (3.877 x 3.942)

Neutral carpet, alcoves and window facing to the front of the property.

BEDROOM TWO 8'0" x 9'8" (2.445 x 2.965)

Neutral carpet and window facing to the rear.

KITCHEN 7'0" x 7'8" (2.145 x 2.350)

Tiled flooring, light wood units, integrated oven, wall to floor units.

BATHROOM 6'2" x 7'7" (1.904 x 2.314)

Tiled flooring, 3 piece bathroom suite, window facing to the rear.

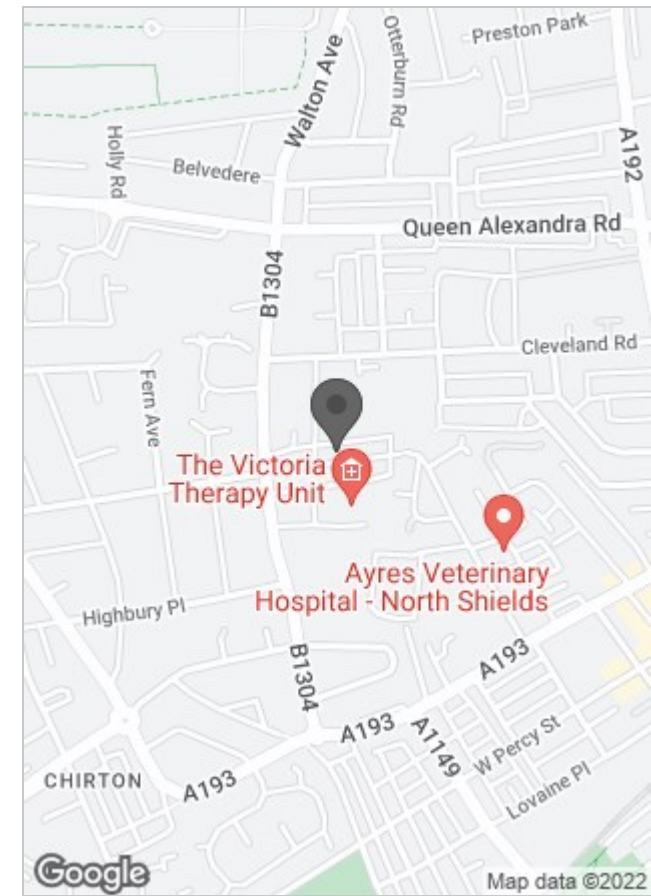
HALLWAY 3'3" x 3'0" (1.000 x 0.938)



GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.