



Fontburn Terrace, North Shields  
Offers Over £300,000

 3  1  2  D

RICHARDSON  S



# Fontburn Terrace

## North Shields, NE30 2AE

- THREE BEDROOMS
- NEWLY FITTED KITCHEN
- CLOSE TO LOCAL AMENITIES
- OFF STREET PARKING
- END OF TERRACE
- NEWLY FITTED BATHROOM
- REAR COURTYARD
- EPC RATING D

Offers Over £300,000



Beautiful double fronted period property. A great opportunity to acquire an elegantly decorated family home with an abundance of attractive features that will suit a wide range of potential buyers. Comprising entrance hall, bright and spacious lounge featuring restored fireplace and attractive wood floors, newly modern contemporary fitted kitchen/dining, and a modernized downstairs WC. To the first floor, reconfigured wider than average hallway, three double bedrooms the master benefitting from an impressive curved window providing great views and an abundance of natural light. Great sized newly fitted fully tiled bathroom/wetroom, modern and sleek in style. Externally there is a front forecourt curtailing the property and a rear courtyard with patio.

Ideally positioned for access to Northumberland park, North shields fish quay and Tynemouth village this property is a must see and early viewing is advised.



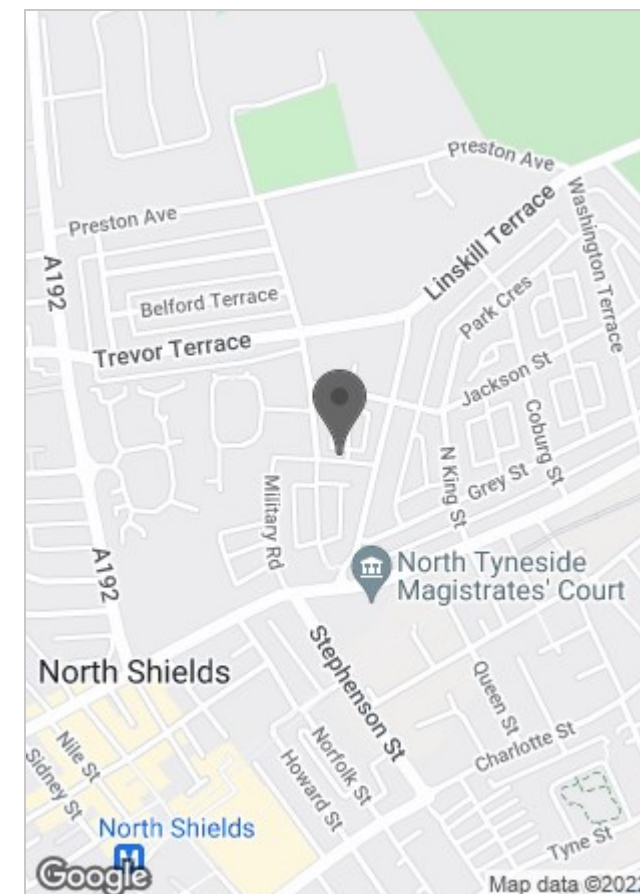
### Approximate measurements

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

|                       |                               |
|-----------------------|-------------------------------|
| <b>DINING/KITCHEN</b> | 15'1" x 11'6" (4.60 x 3.51 )  |
| <b>LOUNGE</b>         | 15'11 x 14'5 (4.85m x 4.39m ) |
| <b>MASTER BEDROOM</b> | 12'6" x 12'5" (3.83 x 3.80)   |
| <b>BEDROOM TWO</b>    | 12'0" x 6'11" (3.68 x 2.11)   |
| <b>BEDROOM THREE</b>  | 10'4" x 9'4" (3.15 x 2.87 )   |







| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 78                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 56      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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.