



Lanark Close, North Shields, NE29 8DP

Asking Price £250,000

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RICHARDSONS 



# Lanark Close North Shields, NE29 8DP

- Extended Semi Detached
- Large Lounge Diner
- Beautifully Presented
- Garage
- Rear Garden
- Four Bedrooms
- New Modern Kitchen
- Sought After Area
- EPC Rating
- Must Be Viewed



Asking Price £250,000



\*\*\* 4 Bedroom \*\*\* Extended Semi Detached \*\*\* Beautiful Family Home \*\*\* Must be Viewed \*\*\*

Richardsons welcome to the market this beautifully presented four-bedroom extended semi-detached home situated in a popular well-established area of North Shields on Lanark Close.

Ideally located for access to major transport routes including the Coast Road and the A19 to reach the City of Newcastle and further afield. While also within close proximity of schools, the surrounding coastal towns & villages of Tynemouth and North Shields as well as shopping centres and local business parks.



## Full Description

Richardsons welcome to the market this beautifully presented for-bedroom extended semi-detached home situated in a popular well-established area of North Shields on Lanark Close.

This large family home is ideally located for access to major transport routes including the Coast Road and the A19 to reach the City of Newcastle and further afield. While also within close proximity of the surrounding coastal towns & villages of North Shields and Tynemouth as well as Silverlink and Cobalt Business Parks.

Briefly comprising of: Good sized hall with stairs leading to first floor. The spacious open plan lounge dining room with large windows and modern white shutter blinds, built in electric fire and marble surround, leading into a bright and airy conservatory/tv room, opening up to wooden decked entertainment area and rear garden.

The newly fitted stylish kitchen has a wide range of white and grey high gloss units with complementing stone work surfaces, ceramic glass induction cooktop, stylish rangehood, built in ovens, tiled splash backs and integrated dishwasher. The separate utility room has plenty of storage space as well as being plumbed for washing machine and tumble dryer. There is also access to the downstairs WC, garage and side entrance.

To the first floor there are four generous sized bedrooms, all newly decorated. The family bathroom is tiled from ceiling to floor, with heated mirror towel rail, a bath with shower overhead, vanity and WC.

Externally to the front there is a large driveway and access to the garage. The rear garden has a raised wooden patio area, ideal for outdoor living and entertaining, as well as good sized lawn.

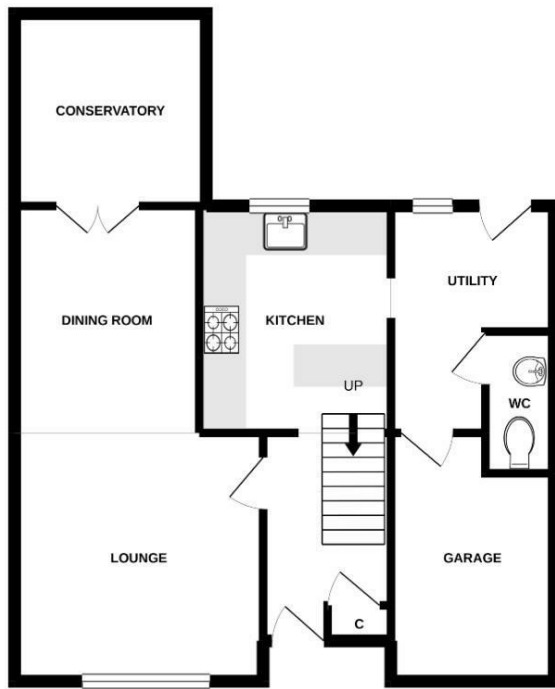
This property requires an internal inspection to truly appreciate the accommodation being offered. To secure a viewing in the first instance please contact Richardsons on or visit our website.

Approximate Dimensions:

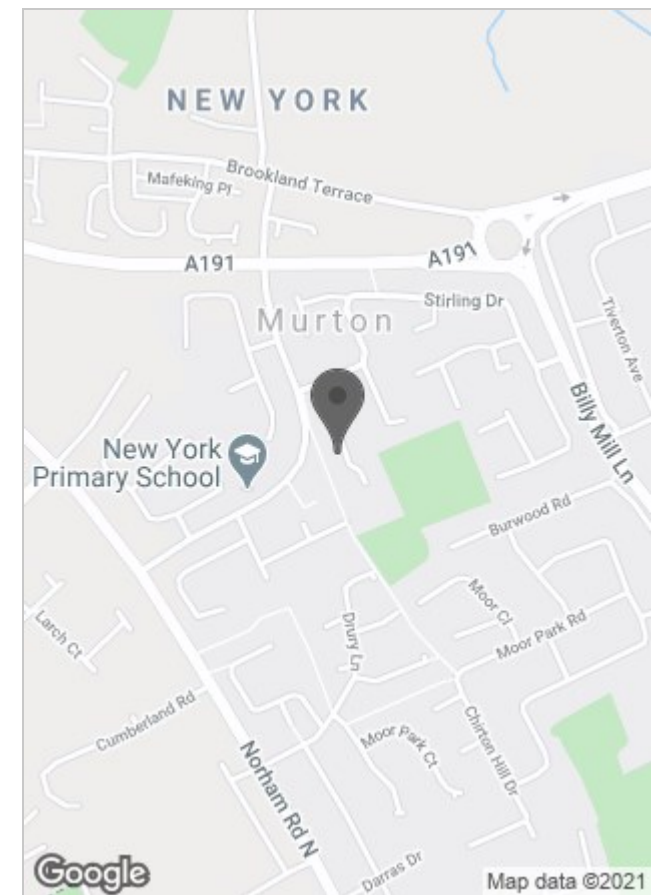
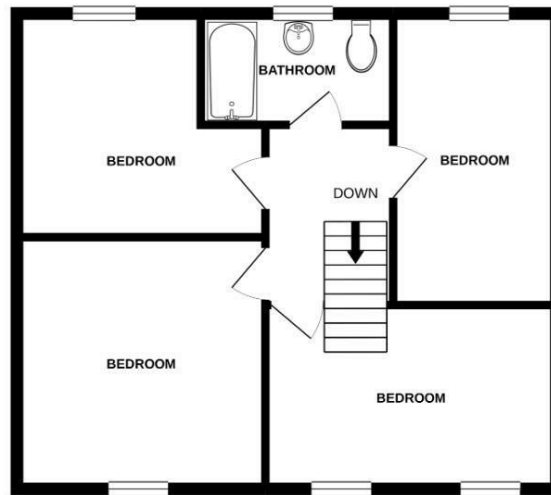
<b>Lounge</b>	11'5" x 11'5" (3.5m x 3.5m)
<b>Dining Room</b>	8'6" x 10'5" (2.6m x 3.2m)
<b>Kitchen</b>	8'10" x 10'5" (2.7m x 3.2m)
<b>Conservatory</b>	8'10" x 8'10" (2.7m x 2.7m)
<b>Utility Room</b>	7'6" x 11'1" (2.3m x 3.4m)
<b>Bedroom 1</b>	11'5" x 11'9" (3.5m x 3.6m)
<b>Bedroom 2</b>	16'4" x 8'6" (5m x 2.6m)
<b>Bedroom 3</b>	11'5" x 10'5" (3.5m x 3.2m)
<b>Bedroom 4</b>	7'6" x 13'5" (2.3m x 4.1m)
<b>Garage</b>	7'10" x 15'5" (2.4m x 4.7m)



GROUND FLOOR



1ST FLOOR



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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## Viewing

Please contact our Richardson Estates Office on 01912903770 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-81) B			81
(69-80) C		69	
(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	