



Linskill Terrace, North Shields

Offers Over £280,000

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# Linskill Terrace

## North Shields, NE30 2AU

- SEMI DETACHED
- THREE BEDROOMS
- GARAGE
- COUNCIL TAX C
- GARDENS FRONT AND REAR
- DRIVEWAY
- EXCELLENT LOCATION
- EPC RATING E



Offers Over £280,000

Welcome to this charming semi-detached house located on Linskill Terrace in the sought-after area of North Shields. This property boasts three bedrooms, perfect for a growing family or those in need of extra space.

The property has well-maintained gardens, front and back as well as a spacious driveway.

Inside, you'll find two reception rooms, offering plenty of space for a reconfiguration to a more open plan space should you desire.

Situated on the Tynemouth fringe, close to Tynemouth village, local beaches, shops, excellent schools, North Shields Fish Quay and much more.

Don't miss the opportunity to make this house your home and enjoy the convenience of living in this wonderful neighbourhood. Contact us today to arrange a viewing.

Additional information;  
Tenure - Freehold  
Council Tax - C



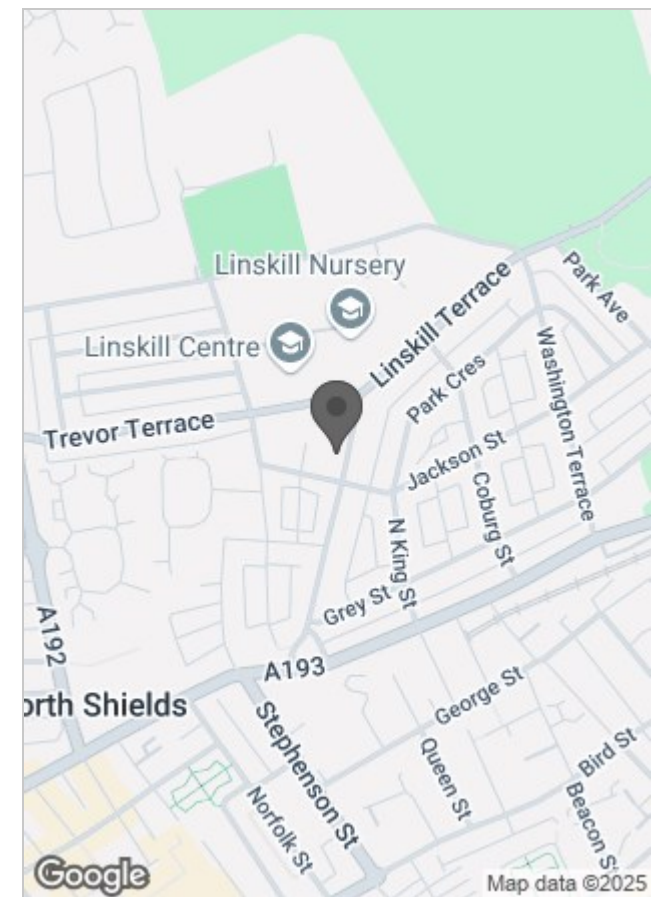
### Approximate measurements

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

<b>Kitchen</b>	8'8" x 8'2" (2.65 x 2.50)
<b>Living Room</b>	14'2" x 12'7" (4.34 x 3.84)
<b>Reception Room</b>	14'3" x 11'9" (4.35 x 3.59)
<b>Bedroom One</b>	14'11" x 11'3" (4.55 x 3.45)
<b>Bedroom Two</b>	12'3" x 11'5" (3.75 x 3.48)
<b>Bedroom Three</b>	8'1" x 8'1" (2.48 x 2.48)
<b>Utility Room</b>	9'0" x 6'4" (2.75 x 1.95)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		50	
(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.