# Lansdowne Terrace, North Shields

**Offers Over £135,000**

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RICHARDSONS

# Lansdowne Terrace
# North Shields, NE29 0NJ

- THREE BEDROOMS
- MODERN BATHROOM
- OFF STREET PARKING
- COURTYARD
- UPPER FLOOR FLAT
- IMMACULATE CONDITION
- GREAT LOCATION
- EPC RATING D

## Offers Over £135,000

Located within a popular residential area of North Shields is this beautifully presented, three bedroom terraced flat. Offering spacious first floor living accommodation, this property benefits from an insulated and partially boarded loft, as well as double glazing.

The property begins with an entrance porch, which provides access to the first floor landing via a staircase. The first floor flat is comprised of a spacious living room which benefits from natural daylight throughout. The property also offers an attractive kitchen showcasing a range of fitted wall, base and drawer units. There are also three generously sized bedrooms and an attractive three piece family bathroom.

Externally, the property offers a low maintenance 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.

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

| | |
|---|---|
| **LOUNGE** | 14'7" x 12'4" (4.47m x 3.78m) |
| **KITCHEN** | 7'10" x 6'9" (2.39m x 2.06m) |
| **BEDROOM ONE** | 14'2" x 12'11" (4.34m x 3.94m) |
| **BEDROOM TWO** | 11'1" x 8'2" (3.38m x 2.51m) |
| **BEDROOM THREE** | 7'10" x 9'1" (2.39m x 2.79m) |

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.

TOTAL FLOOR AREA : 637 sq.ft. (59.2 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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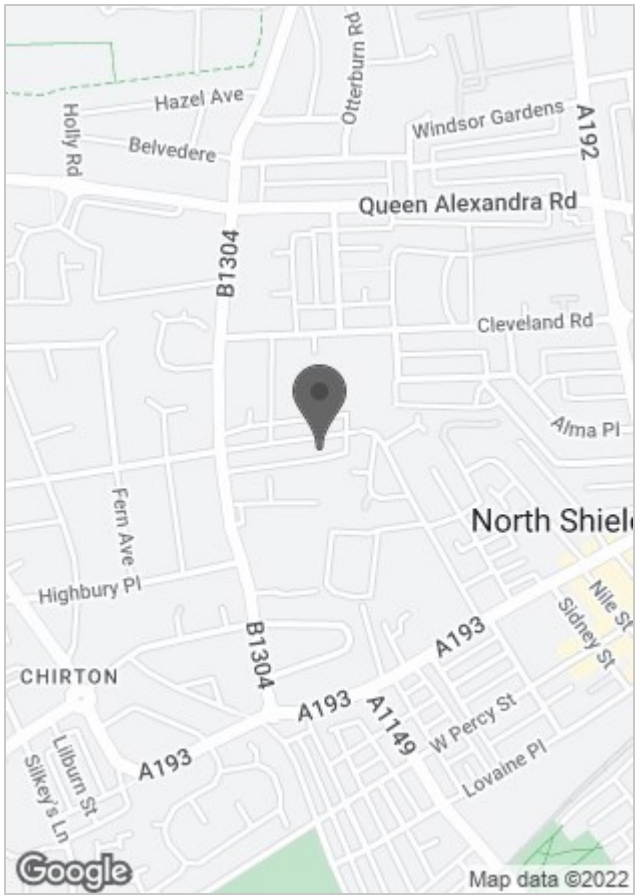


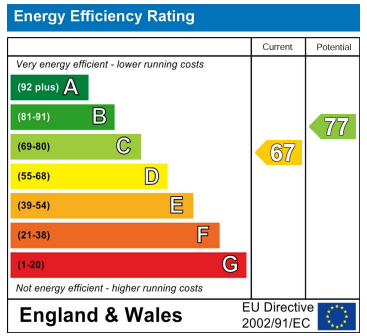


## Viewing

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.

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