



Lindisfarne Terrace, North Shields

Offers Over £310,000

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RICHARDSONS 



# Lindisfarne Terrace

## North Shields, NE30 2DB

- TERRACED HOUSE
- SUPERBLY PRESENTED
- BEAUTIFUL PERIOD FEATURES
- WEST FACING YARD
- THREE BEDROOMS
- EXCELLENT LOCATION
- WELL PRESENTED KITCHEN
- EPC RATING C



Offers Over £310,000



Beautifully presented three bedroom terraced home, situated in a popular location of North Shields. The property offers spacious reception rooms, original period features and is available for sale with no upper chain.

The ground floor is comprised of a spacious living room, showcasing spectacular ceiling coving complemented by a large bay window to the front and an exquisite fireplace. There is a generously sized dining room and a kitchen showcasing neutral tone wall, base and drawer units.

The first floor has two double bedrooms and a smaller bedroom to the front, three-piece bathroom and built in storage space accessed via the landing.

To the front of the property there is on-street parking whilst to the rear there is a good sized private walled courtyard partly decked and gates to the rear lane.

North Shields offers a wide range of amenities with the attractively developed picturesque marina and a short walk to the beautiful coast and beaches. It is close to major road links providing ease of access to other local towns, including the coast and Newcastle City centre, as well as the regenerated North Shields fish quay which showcases a cosmopolitan mix of bars and restaurants.

Tenure - Freehold  
Council Tax - B



### Approximate measurements

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

### Entrance Hallway

Spacious entrance hallway, under stairs cupboard, radiator, hardwood floor and stairs to first floor.  
Door to living room, open plan dining leading into the kitchen.

### LIVING ROOM 17'10" x 14'3" (5.44 x 4.36)

To the front of the property large bay window, with panelling below, fireplace, period decorative ceiling incorporating ceiling cornices and wood flooring.

### DINING ROOM 15'2" x 12'2" (4.63 x 3.73)

To the rear of the property leading to the kitchen, window to the rear of the property, decorative coving and ceiling rose.  
Large storage cupboard under the stairs.

### KITCHEN 18'9" x 12'0" (5.73 x 3.66)

Kitchen comprises of high gloss wall, base and drawer units and worktops. Integrated double electric oven and grill, gas hob, microwave, fridge/freezer, dishwasher, washing machine and extractor fan.  
Double glazed windows, boiler and doors to the rear yard.

### BEDROOM ONE 14'9" x 10'11" (4.50 x 3.33)

To the front of the property double glazed window, radiator, alcoves and carpeted flooring,

### BEDROOM TWO 11'7" x 11'9" (3.55 x 3.60)

To the rear of the property double glazed window, radiator, alcoves and carpeted flooring.

### BEDROOM THREE 7'7" x 6'6" (2.33 x 2.00)

To the front of the property double glazed window, radiator and carpeted flooring.

### BATHROOM 9'2" x 8'6" (2.80 x 2.60)

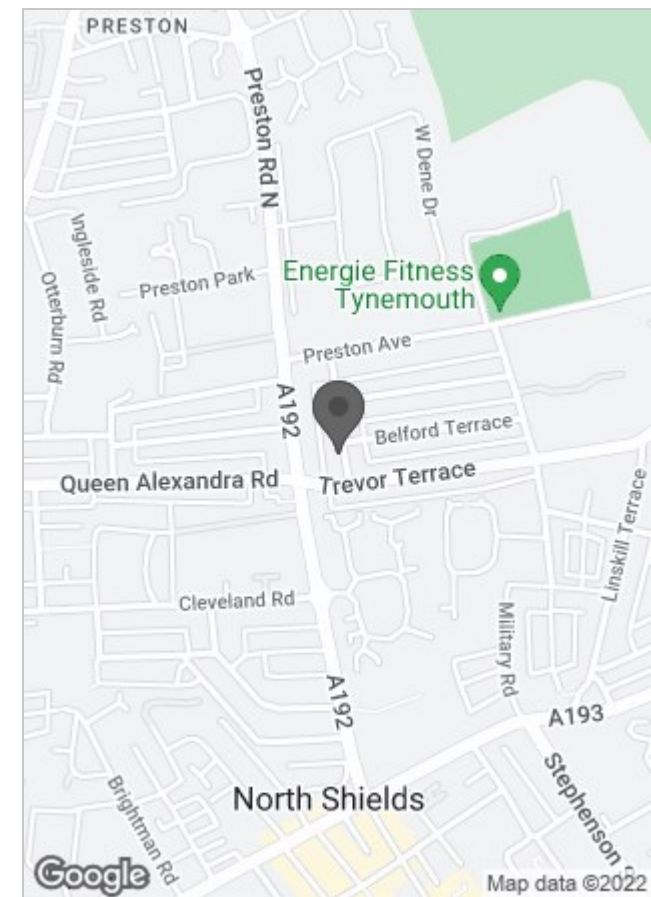
Freestanding bath, double shower, wash basin, WC, wall and floor tiling, double glazed frosted window and towel radiator.





LINDISFARNE TERRACE, NORTH SHIELDS

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 only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.