


SIGNATURE

NORTH EAST

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 Linskill Place, North Shields NE30 2HW

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Offers Over £250,000

Signature North East proudly presents this beautifully refurbished two-bedroom, end-terraced home located in the highly sought-after area of Tynemouth, North Shields. This property is ideally situated close to the coast, with easy access to Tynemouth's popular cafes, restaurants, pubs, and independent shops, as well as nearby North Shields. The Tynemouth Metro Station provides excellent public transport links to Newcastle city centre and along the coast, making commuting convenient. This home is a fantastic option for couples or young families looking to settle in a vibrant coastal community.

As you enter, you are greeted by a central hallway leading to a spacious living room. The room benefits from an abundance of natural light thanks to a large window, creating a bright and airy atmosphere. A charming fireplace serves as the focal point of the room, and additional storage is provided by a built-in cupboard. The modern kitchen, refurbished this year, features sleek wall and base units with stylish countertops and integrated appliances, including an oven and hob. From here, you can access the rear yard area, perfect for outdoor relaxation.

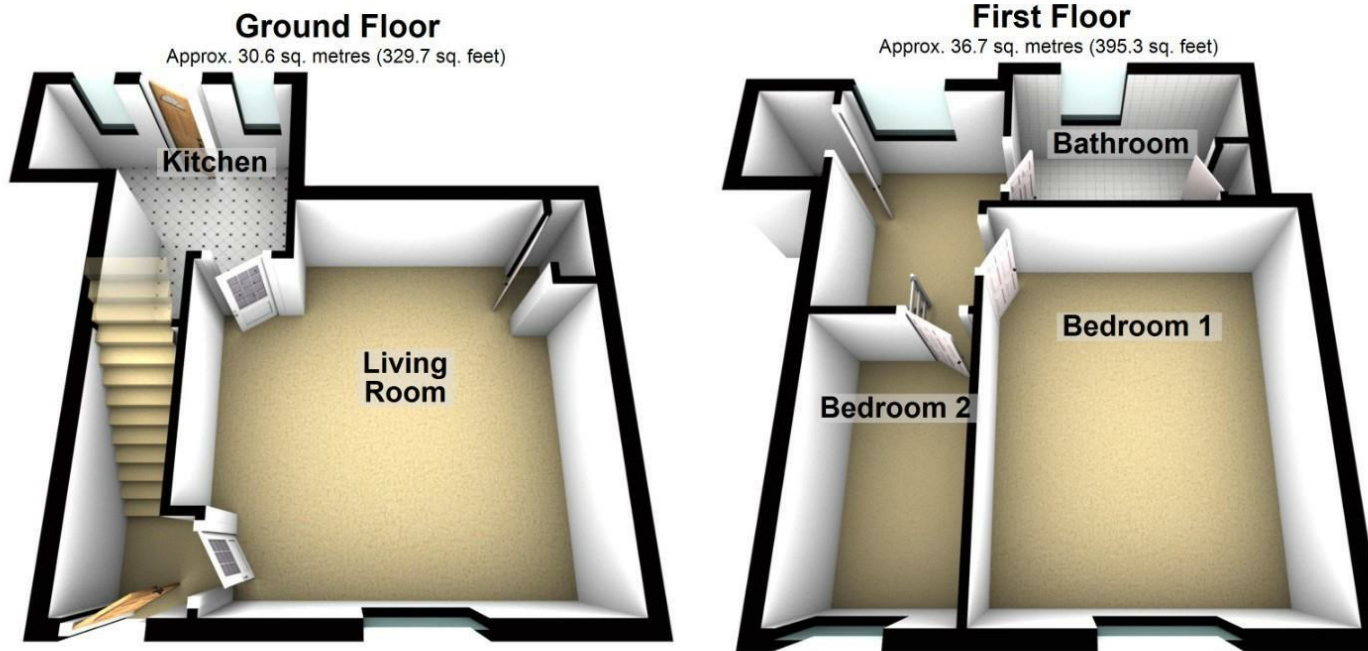
Moving to the first floor, you will find two generously sized bedrooms. The first bedroom can easily accommodate a double bed along with other furnishings, and it boasts a beautiful fireplace as a standout feature. The second bedroom offers versatility, currently serving as a children's bedroom but also ideal for use as a home office. This room can comfortably fit a single bed with additional furnishings. The recently refurbished bathroom, completed two years ago, includes a bathtub, shower, hand basin, and W.C.

Externally, this property benefits from a private rear yard, ideal for outdoor furniture and perfect for enjoying the warmer months. To the front, there is a patio area, adding to the home's curb appeal. On-street parking is available without the need for a permit, providing convenience for residents and visitors alike.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 67.4 sq. metres (725.0 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
14'11" x 14'11"


Kitchen
10'7" x 10'4"

Bedroom One
14'11" x 12'1"

Bedroom Two
10'5" x 6'0"

Bathroom
9'8" x 6'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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