


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Linskill Terrace, North Shields NE30 2EL

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£265,000

Signature North East welcomes you to Linskill Terrace, North Shields. This charming property offers two well-appointed bedrooms, providing ample space for a small family or guests. Located in a vibrant and desirable area, it attracts a diverse community with its strong sense of belonging, making it ideal for families. A standout feature is the property's proximity to the beautiful coastline, offering access to stunning beaches and waterfront activities. The area is also home to reputable schools, appealing to families seeking quality education. Excellent transport links, including nearby metro stations and major roadways, ensure convenient access to Newcastle.

Upon entering the flat, the bright and airy living/dining room welcomes you, featuring three large windows that fill the space with natural light. The living area, complete with a fireplace, is perfect for family gatherings, while the dining space seamlessly connects for both formal and informal dining. The well-organized kitchen/diner offers ample storage and counter space, along with integrated appliances such as a dishwasher, fridge, and washing machine. A peninsula serves as a casual dining spot, and a door leads to a staircase that descends to the rear garden. A three-piece shower room completes this floor.

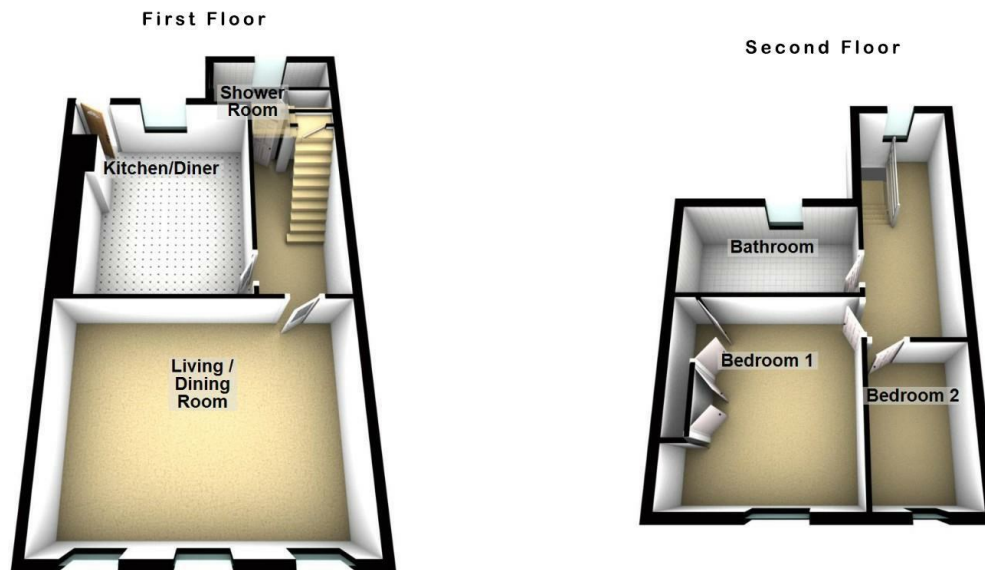
Upstairs, two spacious bedrooms await, with the master bedroom featuring bespoke fitted wardrobes. The family bathroom offers a bathtub for a touch of relaxation. For parking, the property provides a convenient space in the backyard, accessible via a garage door, along with on-street parking with no permits required.

This home blends comfort, functionality, and an ideal location, making it perfect for modern living.



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

PROPERTY FLOORPLAN



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 / Dining Room
19'7" x 15'2"

Kitchen / Diner
15'6" x 13'1"


Shower Room
8'11" x 3'10"

Bedroom One
12'6" x 11'8"

Bedroom Two
9'7" x 6'6"

Bathroom
11'7" x 6'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	59	
(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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