





- Excellent Location
- Immaculately Presented
- Two Bedrooms
- Council Tax Band \*A\*
- Call For More Information
- Period Building
- First Floor Maisonette
- Two Bathrooms
- Viewing Recommended
- Video Tour Available





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/dg0ffQXON0s> \*\*

This two bedroom first-floor maisonette is immaculately presented throughout and positioned on the popular Linskill Terrace, North Shields.

Internally the property briefly comprises: - entrance and stairs to the first-floor landing, stunning main reception room which is flooded with natural light via three windows and boasts a feature fireplace, contemporary kitchen with fitted wall and floor units, integrated appliances and a breakfast bar, and there is a modern shower room WC. To the second floor there are two double bedrooms, the main with storage and there is also a bathroom WC. The property further benefits from gas central heating and double glazing. Externally there is a shared yard to the rear.

The property is in an excellent location, close to Northumberland Park, and Tynemouth Golf Club, and is only a short distance from the Quayside and Long Sands beach. A fabulous variety of local amenities are within easy reach including cafes, bars, and restaurants. The A1058 Coast Road is close by, so you have a direct route towards Newcastle City Centre. There are useful links to public transport facilities including prime bus routes and the Metro service. For the growing family, the property is well located for access to very well-regarded schools.

For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

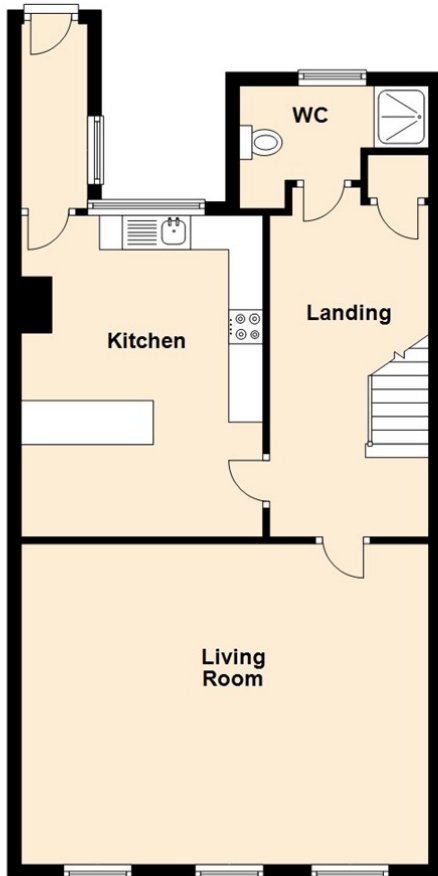
#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licensed legal representative.

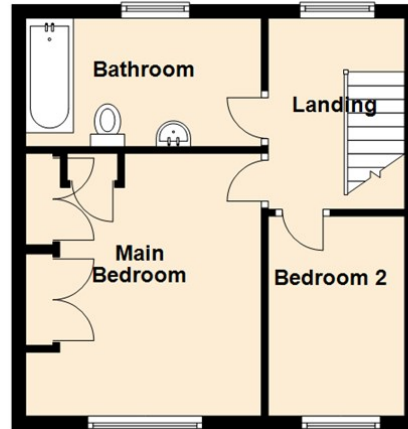
Council Tax band \*A\*



**First Floor**



**Second Floor**

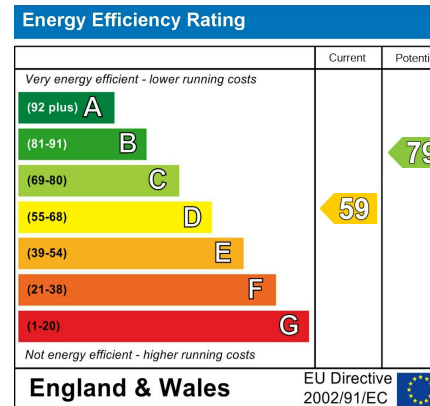


Living Room 15'5" x 19'7" (4.70 x 5.97)

Kitchen 15'5" x 11'7" (4.71 x 3.54)

Main Bedroom 12'7" x 11'6" (3.85 x 3.52)

Bedroom Two 9'7" x 6'6" (2.93 x 2.00)



## The difference between house and home

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