



 Jan Forster

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Linskill Place | North Shields | NE30 2HW  
Guide Price £279,950





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- Period Terraced Home
- Two Reception Rooms
- Private Yard
- Handy For Beach
- Viewing Recommended
- Double Fronted Property
- Two Double Bedrooms
- Close To Tynemouth Village
- Freehold
- Call For More Information







This charming, two-bedroom, terraced home is positioned on the popular Linskill Place, in North Shields. The property is ideal for a range of buyers including first time, downsizers, and investors.

Internally the property briefly comprises an inviting entrance hall, two good sized reception rooms and a stylish kitchen fitted with modern wall and base units and an integrated oven and hob, along with access to the rear. A return staircase leads to the first floor and opens onto a delightful landing area, offering a peaceful space for reading or relaxation. The first floor offers two spacious double bedrooms and an opulent bathroom WC featuring a stunning double-ended roll-top slipper bath.

The property further benefits from gas central heating and double glazing throughout and externally, there is a private rear yard, ideal for outdoor seating or storage.

The location is close to Northumberland Park, Tynemouth Golf Club, and is only a short distance from 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 good 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.

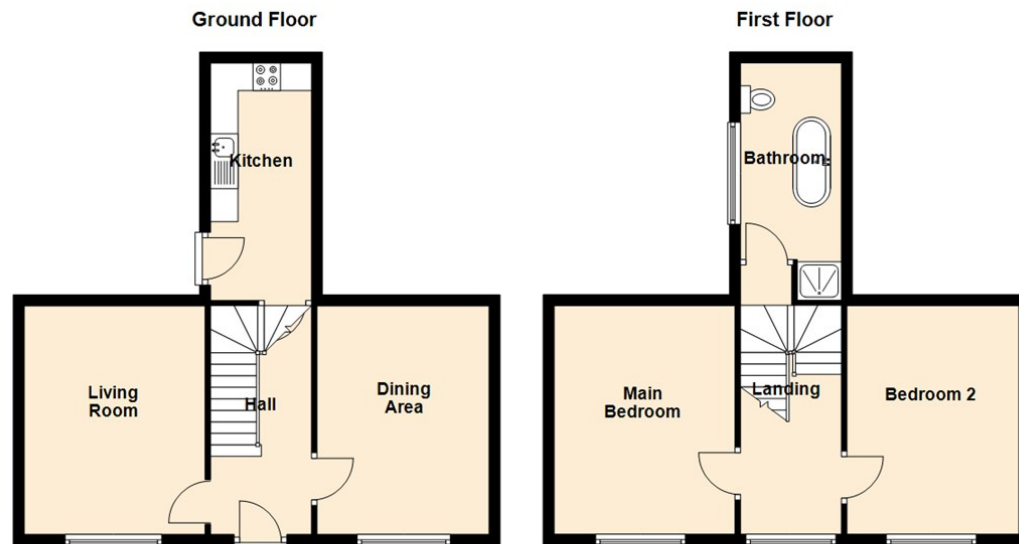
We anticipate a high level of interest in this lovely home. For more information and to book a viewing, please call our Tynemouth branch on 0191 257 2000.

#### Tenure

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

Council Tax band: A





Living Room 13'8" x 10'9" (4.17 x 3.30)

Dining Area 13'8" x 10'3" (4.17 x 3.14)

Kitchen 14'2" x 6'3" (4.33 x 1.91)

Main Bedroom 13'8" x 10'9" (4.17 x 3.30)

Bedroom Two 13'8" x 10'5" (4.17 x 3.20)

| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) <b>A</b>                          |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</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 |         |                                                                                                               |
| England & Wales                             |         | EU Directive 2002/91/EC  |

## The difference between house and home

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