

SIGNATURE

NORTH EAST

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





📍 Linskill Place, North Shields NE30 2HW

Linskill Place, North Shields NE30 2HW

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.

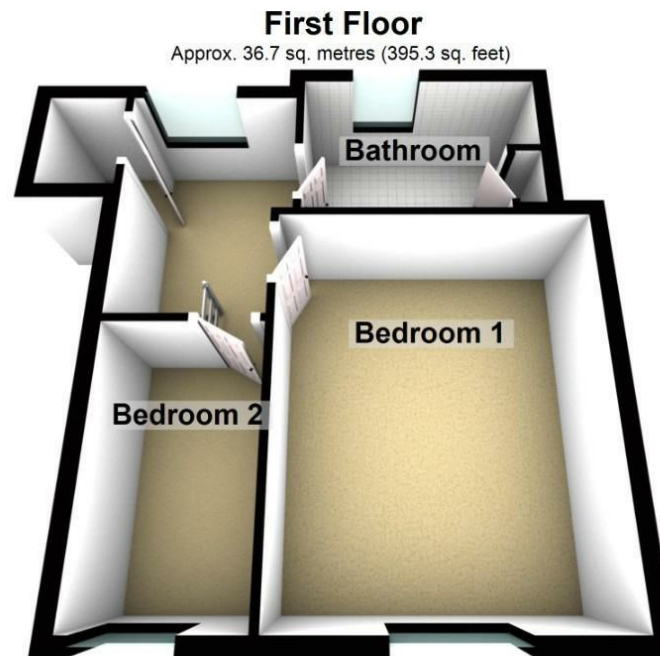
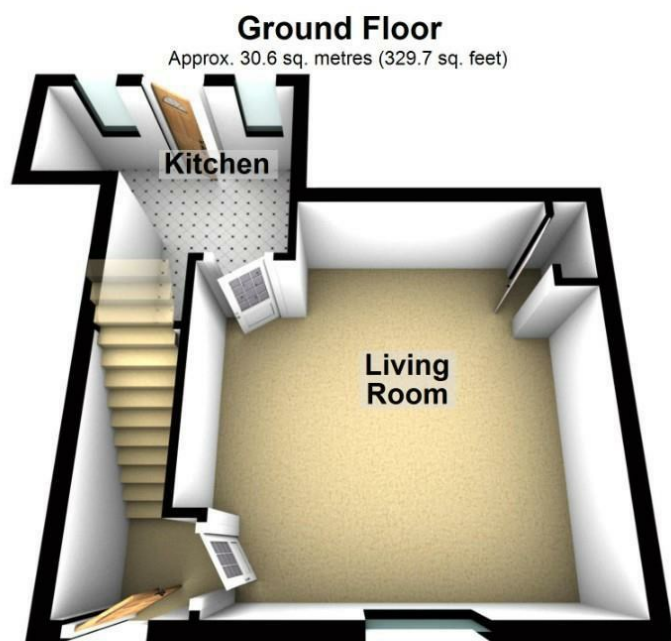
Moving to the first floor, you will find two generously sized bedrooms. The first bedroom can easily accommodate a double bed along with other furnishings, and it boasts a beautiful fireplace as a standout feature. The second bedroom offers versatility, currently serving as a children's bedroom but also 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"

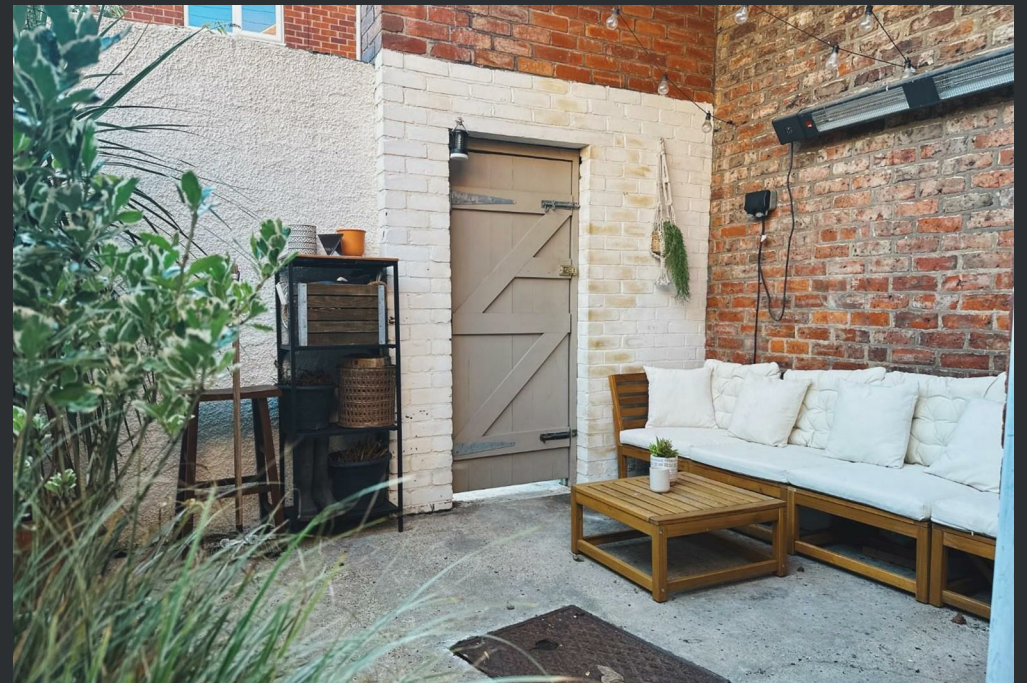
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(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







More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News