



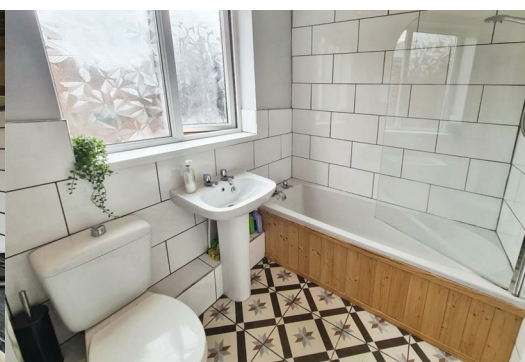
Lansdowne Terrace

North Shields, NE29 0NJ

Asking Price £155,000



Well-presented upper floor Tyneside flat on a popular residential street in North Shields. Comprising three good-sized bedrooms; spacious living room; fitted kitchen; modern bathroom with shower over the bath. Door leading to rear stairs and the door to the yard. On-street parking. Ideal residential or investment purchase with vacant possession if preferred.



Entrance Way

Private uPVC front door opens to small entrance vestibule with stairs accessing the main accommodation. A small landing gives access to the first floor property; with seating storage, and there is also access to the roof void.

Master Bedroom 13' x 14'8 (3.96m x 4.47m)

Located at the front of the property, this substantial master has original features including high ceiling; window frames and cornice work. With pendant light-fitting; radiator and window.

Bedroom Two 7'7 x 9'11 (2.31m x 3.02m)

Besides the master, this good-sized single is an ideal home-office or guest or child's room. With window to front aspect; pendant light fitting and radiator.

Bedroom Three 8'11 x 11'3 (2.72m x 3.43m)

The third bedroom is another substantial single/small double, this one to the rear aspect. With window; pendant light and radiator.

Living Room 12'5 x 14'10 (3.78m x 4.52m)

Accessed from the main landing and located to the rear of the flat, this good-sized room has pendant light-fitting; window to rear yard and radiator. Door giving access to the:

Kitchen 7'5 x 10'9 (2.26m x 3.28m)

Modern galley-kitchen with large window to the side aspect, and fitted with a good range of base and eye-level units as well as stainless steel sink and drainer unit; electric oven and gas hob with extractor over. Space/plumbing for washing machine and fridge freezer. Door to rear stairs and:

Utility Vestibule 5'6 x 2'9 (1.68m x 0.84m)

Small area separating kitchen from bathroom; having window to side aspect and space for additional appliances.

Bathroom 5'6 x 7'4 (1.68m x 2.24m)

Stylish modern bathroom. Opaque window to side aspect; pedestal handwash basin and panelled bath with electric shower over.

Rear Access

from the kitchen there is a rear staircase which leads to the uPVC door to:

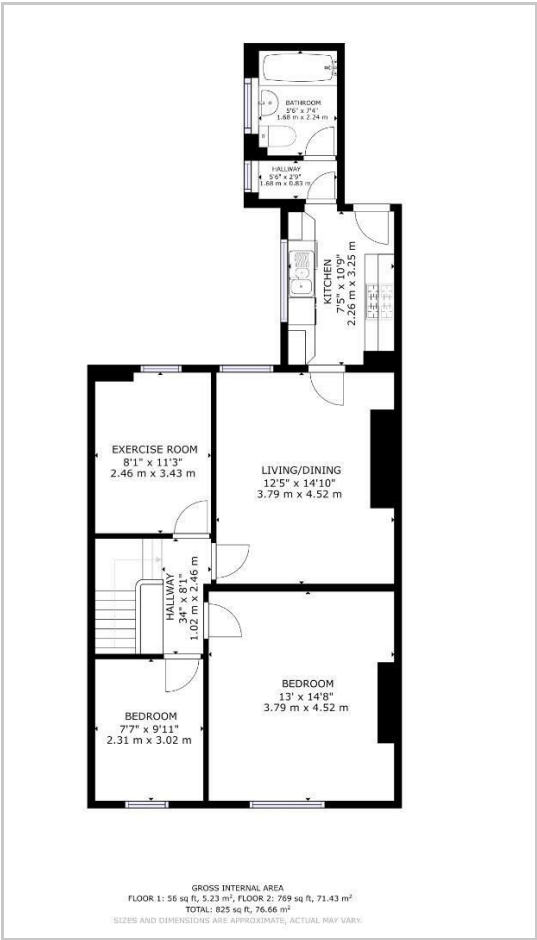
Yard

Enclosed rear yard

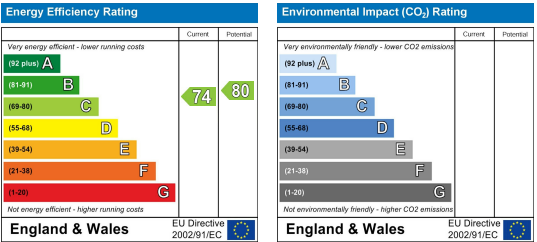
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.