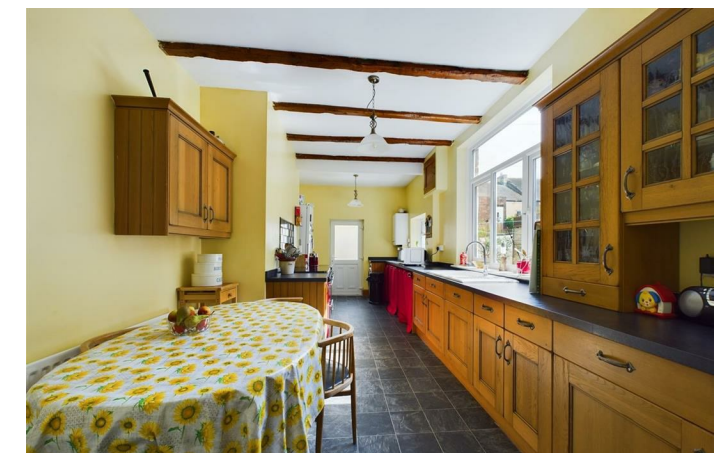




Linskill Terrace, North Shields



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £460,000

Description

SUBSTANTIAL SIX BEDROOM TERRACED PERIOD PROPERTY SET OVER THREE FLOORS SITUATED WITHIN THIS SOUGHT AFTER AREA CLOSE TO NORTHUMBERLAND PARK NORTH SHIELDS

We are delighted to offer to the market this substantial six bedroom property set over three floors in North Shields. Boasting spacious accommodation, two reception rooms, some period features including high ceilings, decorative coving and a South facing private yard.

Briefly comprising: Entrance vestibule to a welcoming hallway with stairs to the first floor. The living room has a large bay window overlooking the front of the property and a feature fireplace housing a gas fire. Double sliding doors lead to a generous sized dining room which overlooks the rear yard. The kitchen/breakfast room is another good sized room which offers fitted wall and base units with space for a table and chairs. A door gives access to a sunroom where there are double doors out to the rear yard. There is a separate wet room style shower and a separate W.C.

To the first floor is a split landing leading to four bedrooms, bathroom comprising a bath and hand basin. There is a separate W.C.

To the top floor are two further double bedrooms. Externally to the rear is a South facing private yard and to the front is a garden.

North Shields offers a wide range of amenities. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre as well as good bus links. The property is a short walk in to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach.

Entrance Vestibule

Hallway

Living Room

15'7" x 15'5"

Dining Room

14'7" x 13'7"

Kitchen/Breakfast Room

22'6" x 9'10"

Sunroom

10'7" x 9'2"

Shower Room

W.C.

Bedroom

15'10" x 13'7"

Bedroom

14'7" x 13'7"

Bedroom

11'10" x 8'10"

Bedroom

11'3" x 6'11"

Bathroom

6'9" x 6'1"

W.C.

Top Floor

Bedroom

21'1" x 10'8"

Bedroom

12'7" x 8'4"

Externally

Externally to the rear is a South facing private yard and to the front is a garden.

Tenure

Freehold

