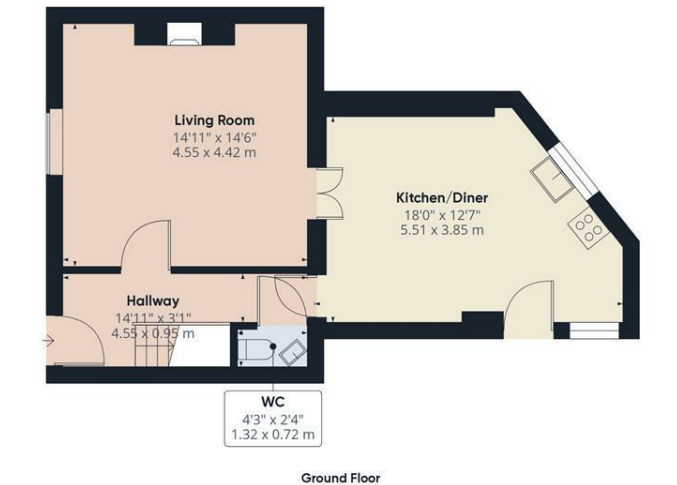
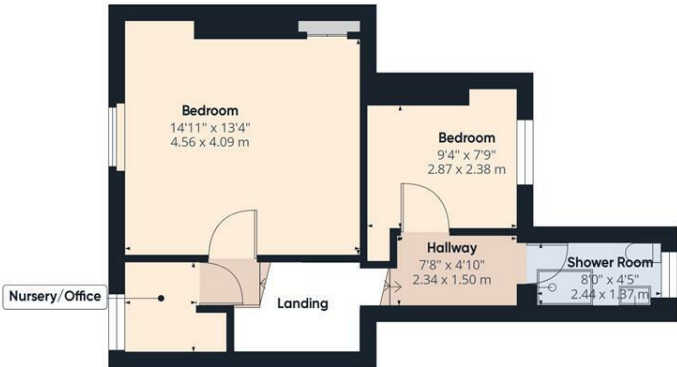




Linskill Place, North Shields



Ground Floor



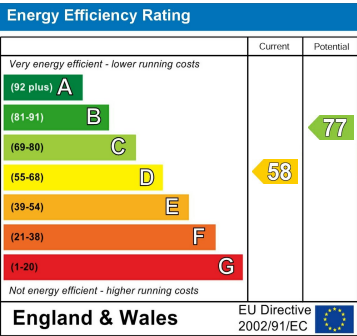
Floor 1

Approximate total area⁽¹⁾
911.17 ft²
84.65 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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 £299,950

Description

DECEPTIVELY SPACIOUS THREE BEDROOM TERRACED PERIOD PROPERTY SITUATED WITHIN THIS SOUGHT AFTER AREA IN NORTH SHIELDS CLOSE TO NORTHUMBERLAND PARK

Brannen & Partners are delighted to bring to the market this characterful three bedroom period property which offers well proportioned accommodation set over two floors. Boasting high ceilings, decorative coving and a private yard. Must be seen to appreciate.

Briefly comprising: Entrance to a welcoming hallway with stairs to the first floor. The living room features an attractive fireplace with a multi fuel stove, decorative coving, ceiling rose and window to the front with a fitted shutter. Double doors lead to the kitchen/diner which benefits from modern fitted wall and base units which includes an integrated gas hob, electric oven, extractor fan and fridge/freezer, a door opens out to the private yard. There is a separate W.C. with hand basin accessed from the hallway.

To the first floor is a split landing to all three bedrooms and shower room. The main bedroom is a generous sized double overlooking the front with a fitted shutter and storage cupboard. There are two further bedrooms, the smallest is currently being utilised as a walk in wardrobe, however this could be used as a nursery or home office. The modern shower room comprises a walk in shower, hand basin housed within a fitted vanity unit, W.C. and heated towel rail.

Externally to the rear is a pleasant private yard which has a roller style garage door to the rear lane. To the front is a low maintenance town garden.

North Shields offers a wide range of amenities. It is close to major road links and Metro station 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. Tynemouth Golf Club is a few minutes walk away as is the newly regenerated Northumberland Park ideal for pleasant walks.

Entrance Hallway

Living Room
14'11" x 14'6"

Kitchen/Diner
18'0" x 12'7"

W.C.

Bedroom
14'11" x 13'5"

Bedroom
9'4" x 7'9"

Bedroom
7'3" x 5'11"

Shower Room
8'0" x 4'5"

Externally
To the rear is a pleasant private yard which has a roller style garage door to the rear lane.
To the front is a low maintenance town garden.

Tenure
Freehold

