



Lansdowne Terrace | North Shields | NE29 0NJ

£295,000

A fabulous, Victorian period terrace, showcased over three gorgeous floors! Oozing style, charm, space and a wonderful South facing aspect to the large rear town garden. Superbly located close to local schools, bus routes, shops and approximately a 10-15 minute walk from the Metro and town centre. Impressive, spacious hallway, front facing lounge with fitted shutter blinds, attractive fireplace and electric stove fire, large, separate dining room flowing through to the stylish, contemporary family breakfasting kitchen with integrated appliances, breakfast bar and access out to the town garden, separate utility area and downstairs cloaks/w.c. Turned feature landing area, outstanding, four piece, elegant family bathroom with separate shower cubicle, three spacious bedrooms to the first floor, the principle bedroom with fitted dressing room and luxurious en-suite shower room.

There is a large double bedroom and gorgeous en-suite to the second floor, (awaiting final building control completion certificate). The outside space to this gorgeous home is fantastic, with a sought after, Southerly aspect to the large town garden, decked patio and block paving, enclosed front Victorian town garden. No onward chain.

The property also benefits from owned solar panels with excellent energy savings

ROOK
MATTHEWS
SAYER



4



2



3

For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: an impressive, light and airy hallway, larger than average, with feature arch, double glazed window, laminate flooring, radiator, spindle staircase to the first floor, under-stair cupboard, door to:

LOUNGE: (front): 14'2 x 13'9, (4.32m x 4.19m), into alcoves, beautiful front room, tastefully presented, two double glazed windows with fitted shutter blinds, attractive feature fireplace, electric stove fire, cornice to ceiling, picture rail, radiator, wood floor, through to:

DINING ROOM: (rear): 14'4 x 13'3, (4.37m x 4.04m), into alcoves, double glazed window, radiator, solid wood flooring, through to:

BREAKFASTING KITCHEN: (rear): 17'9 x 10'7, (5.41m x 3.22m), maximum measurements, a gorgeous, stylish breakfasting kitchen with breakfast bar, range of base, wall and drawer units, contrasting worktops, integrated double oven, gas hob, stainless steel cooker hood, one and a half bowl sink unit with mixer taps, brick effect tiling, plumbing for dishwasher, two double glazed windows, spotlights to ceiling, vertical radiator, double glazed door out to the town garden, wood effect flooring

UTILITY ROOM/W.C.: 12'7 x 7'1, (3.83m x 2.16m), excellent sized utility and cloaks, with low level w.c., plumbing for automatic washing machine, spotlights to ceiling, cornice, double glazed window, radiator

FIRST FLOOR LANDING AREA: door to

FAMILY BATHROOM: 9'7 x 7'1, (2.77m x 2.16m), a gorgeous bathroom, showcasing, shower cubicle, chrome shower, bath with mixer taps and shower off, vanity sink unit, low level w.c. with push button cistern, travertine tiling to walls and floor, double glazed window, chrome radiator, spotlights to ceiling

BEDROOM ONE: (rear): 14'2 x 12'1, (4.32m x 3.68m), gorgeous principle bedroom with measurements excluding depth of fitted wardrobes, double glazed window, radiator, through to:

DRESSING ROOM: 7'8 x 4'7, (2.33m x 1.39m), lovely fitted mirrored wardrobes providing ample hanging and storage space, double glazed window, door to:

EN-SUITE SHOWER ROOM: luxurious en-suite boasting double shower cubicle, chrome shower with additional forest waterfall spray, high gloss vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled shower area, chrome ladder radiator, spotlights to ceiling, double glazed window, contemporary flooring

BEDROOM TWO: (front): 14'7 x 11'1, (4.44m x 3.38m), excluding depth of fitted storage, radiator, two double glazed windows

BEDROOM THREE: (front): 9'2 x 7'8, (2.79m x 2.33m), radiator, double glazed window

SECOND FLOOR LANDING AREA: storage cupboard, door to:

BEDROOM FOUR: 17'4 x 8'5, (5.28m x 2.57m), restricted headroom, Velux window, storage into eaves, radiator, door to:

EN-SUITE SHOWER ROOM: 9'3 x 9'1, (2.82m x 2.77m), contemporary en-suite, comprising of, shower cubicle, chrome shower, hand washbasin, low level w.c., chrome ladder radiator, some restricted headroom, extractor

EXTERNALLY: a stunning, South facing rear town garden, with decking and patio area, access out to the rear lane. Walled and gated front forecourt garden. We understand that the property also benefits from owned solar panels on the roof, delivering cost efficient energy savings.

T: 0191 246 3666

whitleybay@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains /Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: On street.

Solar Panels (owned)

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: TBC

WB2947.AI.DB.30.04.2025V.2



T: 0191 246 3666

whitleybay@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



AWAITING EPC RATING



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



T: 0191 246 3666

whitleybay@rmstateagents.co.uk

ROOK
MATTHEWS
SAYER