

# SIGNATURE

## NORTH EAST

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





📍 Lansdowne Terrace, North Shields NE29 0NJ

# Lansdowne Terrace, North Shields NE29 0NJ

**Offers Over £179,950**

Signature North East are delighted to welcome to the market this well-presented two bedroom ground floor Tyneside flat, ideally located in North Shields. Positioned in a great location, this property benefits from a convenient residential setting close to a variety of local shops, amenities and leisure facilities. Excellent transport links are nearby, including North Shields Metro Station, providing easy access to Newcastle upon Tyne and the surrounding areas. The stunning coastline, including Tynemouth Beach, is also just a short distance away, offering scenic walks and a popular seaside lifestyle.

Entering the property, you are welcomed into a central hallway which leads to the spacious living room. This inviting space features a modern built-in fireplace and the room offers plenty of space for the desired furnishings, creating a comfortable area to relax and entertain. The kitchen provides a wealth of storage through attractive wall and base units, complemented by sleek countertops. Integrated appliances include an oven, hob and fridge freezer, and from here you can access the rear yard area.

Continuing through the property, you will find two bedrooms. Bedroom One can easily accommodate a double bed along with additional furnishings and benefits from a modern fireplace and built-in wardrobes. Bedroom Two is suitable for a single bed and additional furnishings, making it ideal as a guest room, home office or dressing room. There is also a useful storage cupboard located in the hallway. Completing the property is the shower room, which features a shower, hand basin and W.C.

Externally, the home benefits from a front garden and a private rear yard laid with artificial lawn and a decking area, creating a pleasant space for outdoor furniture and relaxing. On-street parking is also available.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 55.2 sq. metres (594.2 sq. feet)

## Measurements:

Living Room  
12'0" x 13'4"


Kitchen  
8'1" x 6'8"

Bedroom One  
11'7" x 12'10"

Bedroom Two  
7'9" x 9'6"

Shower Room  
6'2" x 5'9"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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