



Belford Terrace | North Shields | NE29 2DA

£170,000

Fabulous, lower Victorian flat located on this highly sought after NE30 street. Close to local amenities and approximately a five minute walk from Tynemouth Golf Course and Northumberland Park. Close to Tynemouth Village and North Shields centre and showcasing superb room sizes with high ceilings, bay window and ample natural light. Belford Terrace also benefits from no onward chain. Entrance vestibule, hallway with original lincrusta and storage, rear lounge with contemporary feature panelling to chimney breast wall, stunning, re-fitted, stylish kitchen with access out to the yard, inner lobby with space for fridge freezer, splendid modern bathroom with shower. Two double bedrooms, the principal bedroom with feature bay, original panelling and wonderful space. Generous, shared rear yard with access to rear lane. Front town garden.

RMS | Rook
Matthews
Sayer



2



1



1

Stunning, Lower Victorian Flat

Highly Sought After Location

High Ceilings, Ample Light

Entrance Vestibule, Hallway

Lounge with Feature Panelling

Re-fitted Kitchen with Appliances

Two Double Bedrooms, Bay Window

No Onward Chain

For any more information regarding the property please contact us today

Double Glazed Entrance door to:

ENTRANCE VESTIBULE: original Lincrusta to walls, modern flooring, two large storage cupboards, feature curved wall, door to:

LOUNGE: (rear): 13'8 x 12'2, (4.17m x 3.71m), into alcoves, gorgeous, feature acoustic panelling to chimney breast, radiator, double glazed window, door to:

KITCHEN: 10'8 x 7'6, (3.25m x 2.29m), stunning, re-fitted kitchen showcasing a stylish range of base, wall and drawer units, contrasting worktops, integrated electric oven, induction hob, double sink unit with mixer taps, plumbing for automatic washing machine, combination boiler, radiator, modern flooring, double glazed window, double glazed door out to the rear yard, brick effect tiling, through to:

INNER HALLWAY: large recess with power and space for fridge freezer, modern flooring, door to:

BATHROOM: (rear): stylish bathroom, comprising of, bath with mixer taps and shower off, floating vanity sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls, radiator, extractor fan, double glazed window, modern flooring

BEDROOM ONE: (front): 16'3 x 13'7, (4.95m x 4.15m), into alcoves and feature, double glazed bay window with original panelling under, picture rail, radiator, cornice to ceiling, LVT flooring

BEDROOM TWO: (rear): 10'1 x 8'6, (3.07m x 2.59m), spacious double bedroom with radiator, double glazed window, LVT flooring

EXTERNALLY: large rear yard, shared with first floor flat, tidy and well maintained, gated access out to the rear lane, shared front town garden with wall and gated access

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: On street

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 01/03/1991 (964 years remaining)

Ground Rent: A peppercorn

COUNCIL TAX BAND: A

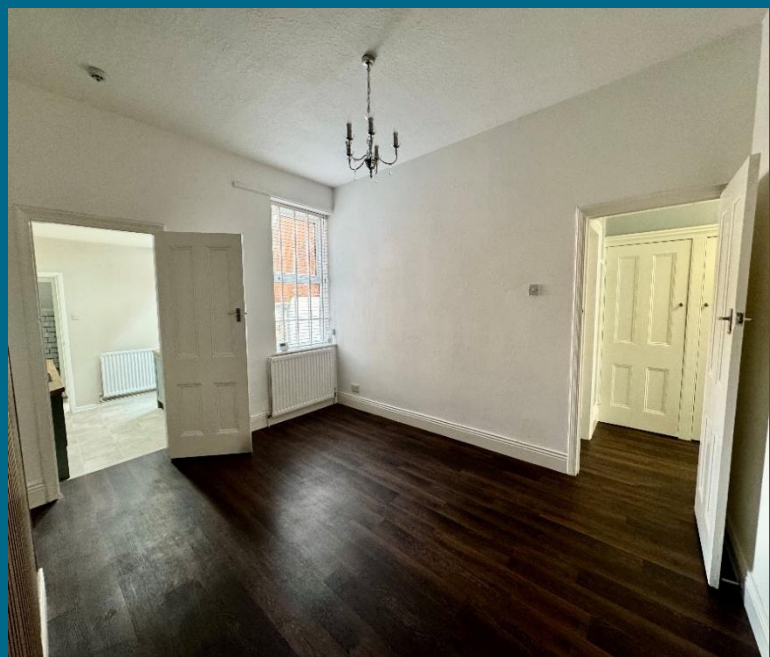
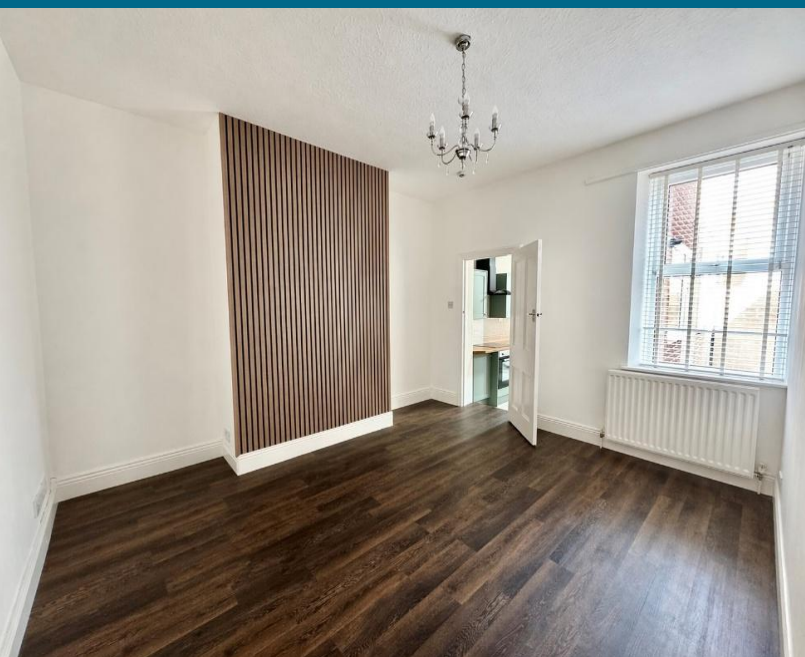
EPC RATING: C

WB3759.AI.DB.20.04.2026. V.4

T: 0191 2463666

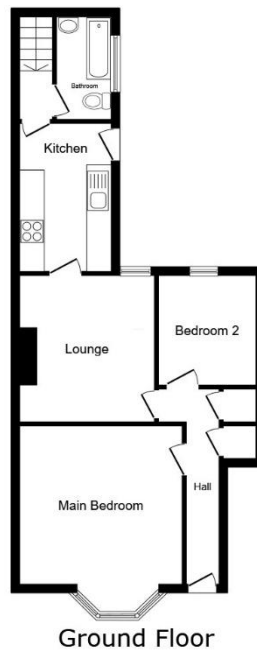
Branch whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer





67 Belford Terrace, North Shields, NE30 2DA



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 relation to this property.

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 2463666

Branch whitleybay@rmsestateagents.co.uk

RMS | Rook Matthews Sayer