



OFFERS OVER

£174,999

33 Lansdowne Terrace

2 Bedroom Ground Floor Flat · North Shields NE29 0NJ

 2 Bed

 1 Bath

 1 Reception

About this home

A beautifully presented two-bedroom ground-floor flat, combining stylish modern interiors with generous accommodation and a fantastic private, not-overlooked rear garden. With a spacious lounge, impressive modern kitchen, two well-proportioned bedrooms and a contemporary shower room, this is a superb home that is ready to move straight into.

The property opens into a welcoming entrance hall, leading through to the spacious lounge. This impressive room provides plenty of space for both relaxing and dining, with attractive flooring and a striking media wall incorporating an electric fire, creating a stylish focal point.

The modern kitchen is fitted with a range of gloss wall, drawer and base units, contrasting work surfaces and a feature splashback. There is a built-in gas hob and electric oven, excellent storage and worktop space, together with an integrated washer/dryer. A window overlooking the rear garden provides plenty of natural light.

About this home (continued)

The principal bedroom is a generous double room and features its own media wall with integrated electric fire, creating an impressive focal point. The second bedroom offers excellent versatility and could be used as a nursery, home study, dressing room bedroom, depending on the buyer's needs.

Completing the accommodation is a contemporary shower room, fitted with a large enclosed shower cubicle, modern vanity wash hand basin, WC and attractive tiled finishes.

Externally, the property benefits from an enclosed front garden, while to the rear is a fantastic private and not-overlooked garden. The space has been designed for easy maintenance, with extensive timber decking, artificial lawn, planted borders and timber fencing, providing an excellent area for outdoor seating, entertaining or simply relaxing.

A stylish and well-presented ground-floor flat offering excellent accommodation, impressive media features, a versatile second bedroom and a private rear garden. Early viewing is highly recommended.

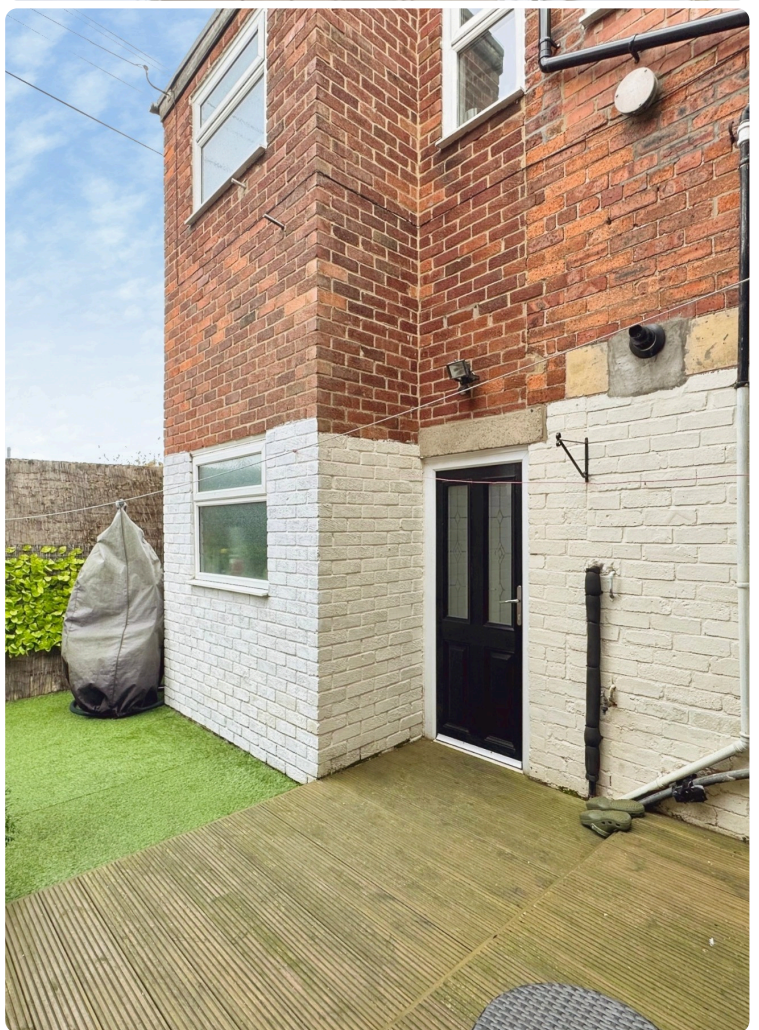
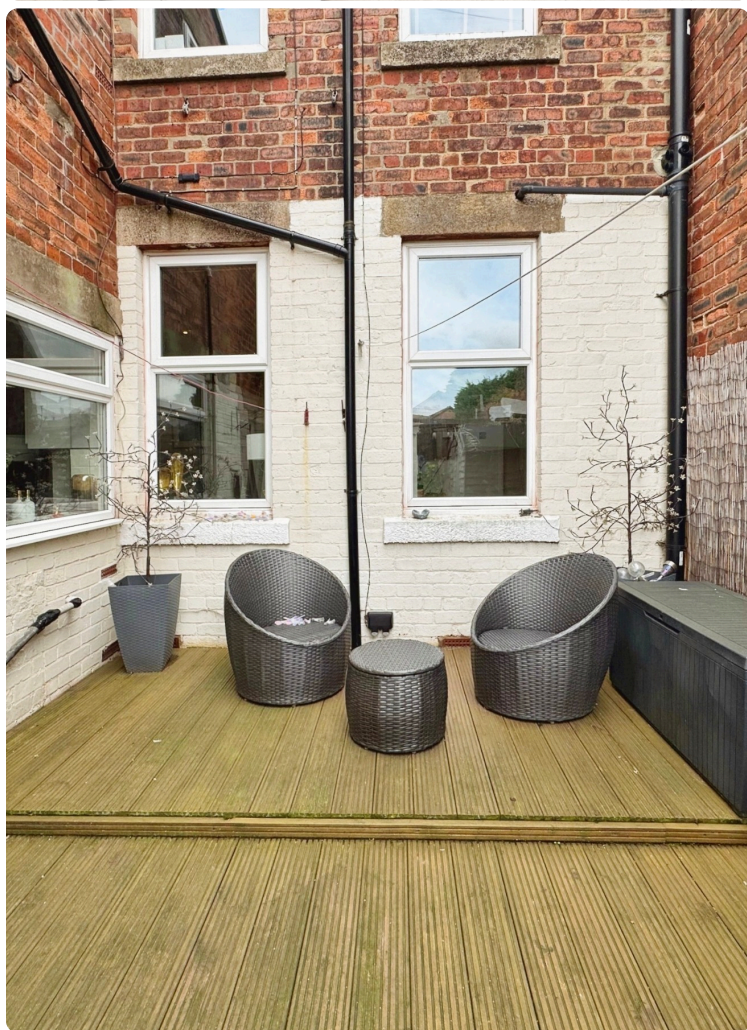
Tenure: Leasehold 999 Years from 1982 NO ground rent or service charge. EPC: C Council Tax: A
Material Information: This property is built to standard construction.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view

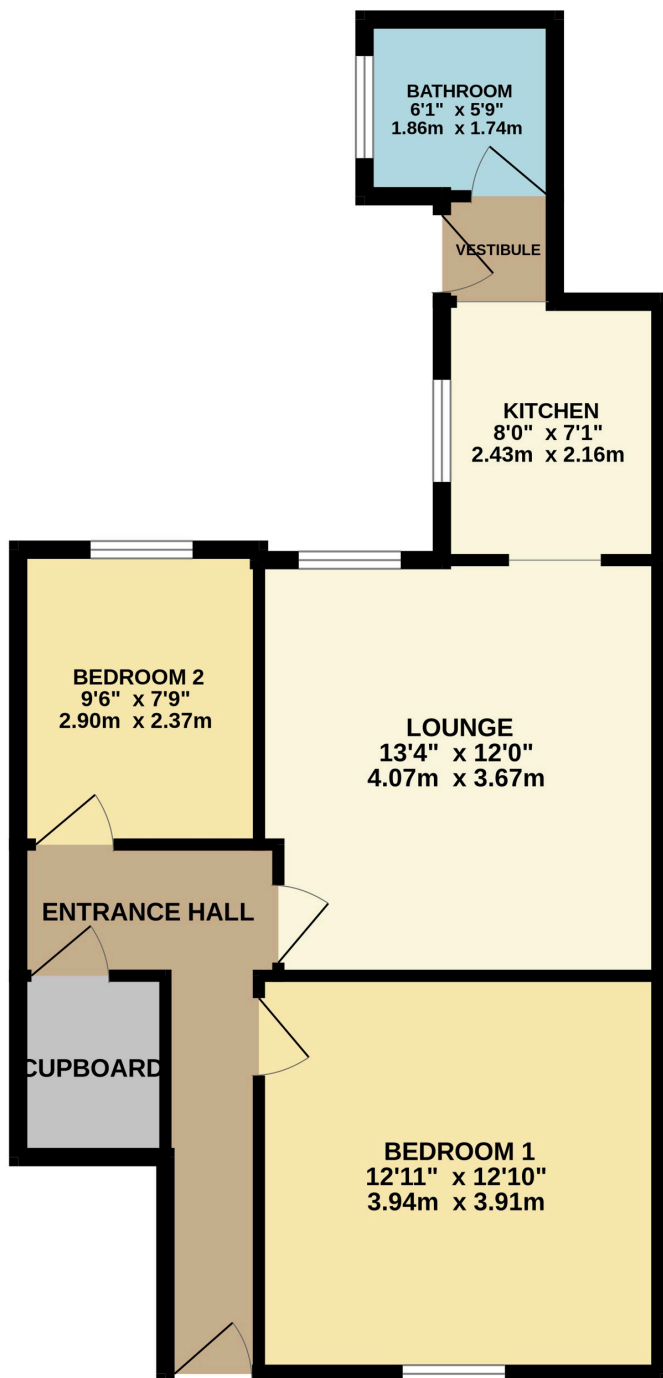
KEY FEATURES

- | | |
|----------------------|---------------------|
| ✓ Leasehold | ✓ Ground Floor Flat |
| ✓ Peppercorn Rent | ✓ EPC: C |
| ✓ Beautiful Interior | ✓ Council Tax: A |





GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 sq.m.) approx.

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.
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viewing today.**

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VISIT

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