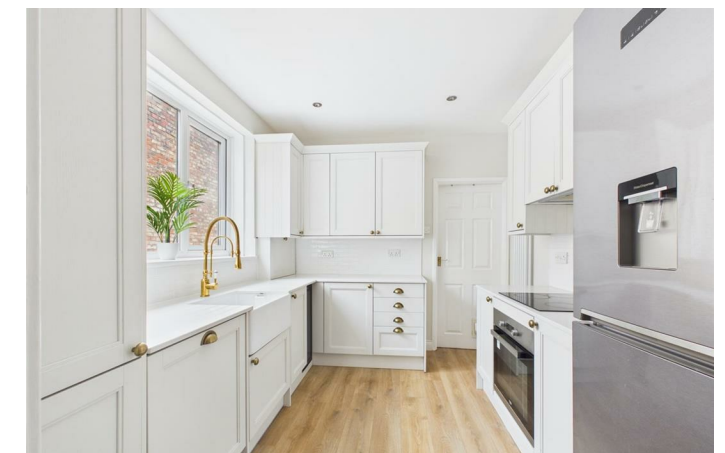
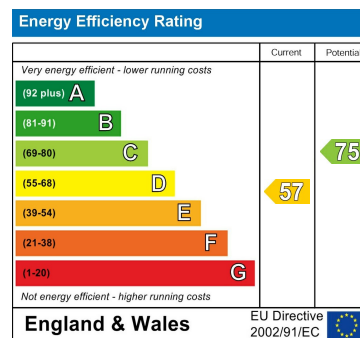




# Linskill Terrace, North Shields



**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.

Offers Over £275,000

## Description

SPACIOUS THREE BEDROOM UPPER MAISONETTE SITUATED WITHIN THIS SOUGHT AFTER AREA IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this generously proportioned three bedroom maisonette situated close to local amenities in North Shields and within walking distance of Tynemouth Village. Boasting two reception rooms, two bathrooms, stylish kitchen, period features and private yard.

Briefly comprising: Secure communal entrance to a private hallway with stairs to the first floor split landing. There are two large reception rooms on this floor, one overlooks the front of the property with two windows allowing plenty of natural light to fill the room and a feature fireplace housing a gas fire. The second reception room is located to the rear and also has a fireplace.

The stylish kitchen has fitted wall and base units with quartz worktops and a Belfast sink, integrated appliances include an electric hob, oven, extractor fan and a wine fridge. An inner lobby gives access to the bathroom as well as stairs leading out to the rear yard. The bathroom comprises a bath with shower over, hand basin and W.C.

To complete this floor is a bedroom to the front, this is a versatile space which could be utilised as a home office if required.

To the top floor are two double bedrooms, one of which benefits from an en-suite shower room.

Externally to the rear is a private enclosed yard.

North Shields offers a wide range of amenities. It is close to major road links 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.

### Secure Communal Entrance

### Private Hallway

### Landing

### Living Room

15'1" x 12'10"

### Reception Room

15'6" x 12'8"

### Kitchen

10'1" x 8'10"

### Bathroom

6'0" x 5'7"

### Bedroom Three

11'4" x 6'10"

### Top Floor Landing

### Bedroom One

12'6" x 10'8"

### En-suite

10'4" x 5'4"

### Bedroom Two

14'7" x 12'4"

### Externally

To the rear is a private enclosed yard.

### Tenure

Leasehold

