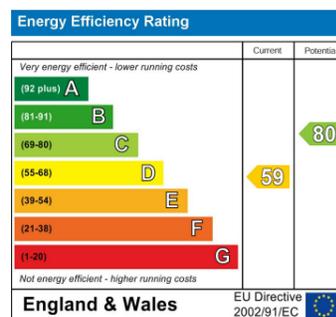




# Linskill Terrace, North Shields NE30



### 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 £399,950

## Description

FULLY REFURBISHED FOUR BEDROOM TERRACED PROPERTY WITH A GARAGE SET OVER THREE FLOORS SITUATED WITHIN THIS SOUGHT AFTER AREA - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to bring to the market this attractive four bedroom period property conveniently located close to amenities in Tynemouth and North Shields. Boasting recently renovated interiors which includes sash windows to the front with fitted shutters, modern kitchen/breakfast, stylish bathroom, new carpets throughout, private yard and garage.

Briefly comprising: Entrance to a welcoming hallway giving access to ground floor rooms and stairs to the first floor. Overlooking the front of the property is a spacious living room featuring high ceilings, decorative coving, attractive fireplace housing a log burning stove, bay window with sash windows and fitted shutters. To the rear is a stylish kitchen/breakfast benefitting from an extensive range of fitted wall and base units including a breakfast bar for seating. Integrated appliances include a five ring gas hob, extractor fan, electric oven, microwave, dishwasher and fridge/freezer. A door offers access out to the rear yard where there is the garage.

To the first floor are two bedrooms and bathroom. The main bedroom is particularly generous in size overlooking the front with fitted shutters. The newly installed bathroom comprises a bath with shower over, W.C. hand basin within a vanity unit and a heated towel rail.

To the top floor are two further bedrooms, one of which benefits from an en-suite shower room and both offer eaves storage.

Externally to the rear is a private yard accessing the garage and to the front is a low maintenance town garden.

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 also only minutes away.

## Entrance Hallway

### Living Room

16'4" x 12'7"

### Kitchen/Breakfast

14'6" x 12'4"

### Bedroom One

16'6" x 11'3"

### Bedroom Two

9'4" x 8'6"

### Bathroom

8'11" x 3'11"

### Bedroom Three

10'11" x 8'3"

### En-suite

9'10" x 2'6"

### Bedroom Four

12'3" x 9'8"

### Externally

To the rear is a private yard accessing the garage and to the front is a low maintenance town garden.

### Tenure

Freehold

