



## Lansdowne Terrace

North Shields, NE29 0NJ

Offers In The Region Of £140,000



- Two Bedroom Ground Floor Flat
- Desirable Area
- Double Glazed
- EPC Rating D
- Suitable for wide range of Buyers

- Large Lounge
- Gas Central Heating
- Private Rear Yard
- No Onward Chain
- Council Tax Band A

# Lansdowne Terrace

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Nestled in the charming area of Lansdowne Terrace, North Shields, this delightful two-bedroom ground floor flat offers a perfect blend of comfort and convenience. Spanning in excess of 750 square feet, the property also boasts a well-proportioned reception room.

The flat features two spacious bedrooms, ideal for a small family or professionals seeking a comfortable living space. The bathroom is thoughtfully designed, catering to all your daily needs. One of the standout features of this property is the south-facing private rear yard, providing a lovely outdoor space to relax and enjoy the sunshine.

On-street parking is readily available, ensuring that you and your guests can park with ease. The property is offered with vacant possession, allowing for a smooth transition for new owners. Additionally, this flat presents excellent investment potential, making it an attractive option for those looking to expand their property portfolio.

With its prime location in North Shields, residents will benefit from easy access to local amenities, transport links, and the beautiful coastline. This flat is not just a home; it is an opportunity to embrace a vibrant lifestyle in a sought-after area. Whether you are a first-time buyer or an astute investor, this property is certainly worth considering.

Contact Hunters to arrange your viewing.

## Front

Walled town garden with Front Door for property

## Hallway

7'11" x 18'0" (2.43 x 5.49)

Following Vestibule after door. With Carpeted floors and paper walls. Providing Access to;

## Bedroom One

14'0" x 14'7" (4.29 x 4.47)

Carpeted Primary bedroom with chimney breast wall and large uPVC double glazed windows to front.

## Understairs Store

3'6" x 5'6" (1.07 x 1.68)

Storage area under stairs with meter access.

## Bedroom Two

7'11" x 11'3" (2.43 x 3.44)

Carpeted second Bedroom to the rear of the property. With uPVC Double Glazed window to private rear yard.

## Sitting Room

13'3" x 14'10" (4.06 x 4.53)

Carpeted Sitting Room with uPVC Double Glazed window to Rear Yard, feature chimney wall and leading to;

## Kitchen

7'8" x 10'2" (2.34 x 3.11)

Tiled Galley-style kitchen with pantry cupboard and fitted cabinetry. With; Gas Hob, Oven, Sink, Boiler and Extractor Unit. Leading to;

## Rear Hallway

3'5" x 4'0" (1.06 x 1.23)

Tiled Antechamber space providing access to;

## Bathroom

6'1" x 7'2" (1.86 x 2.19)

Tiled Bathroom with; Frosted Window to Rear Yard, Extractor Fan, Toilet, Basin, Bath with Electric Shower over.

## Private Rear Yard

South-facing private rear yard, laid to concrete with gates to back lane.



Floorplan

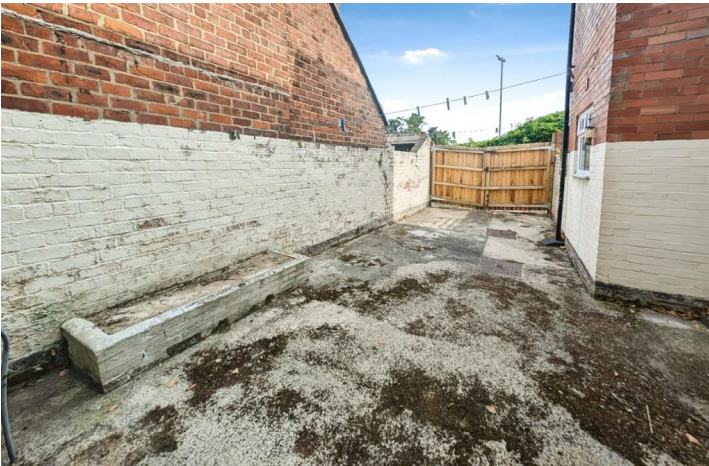


FLOOR PLAN

HUNTERS

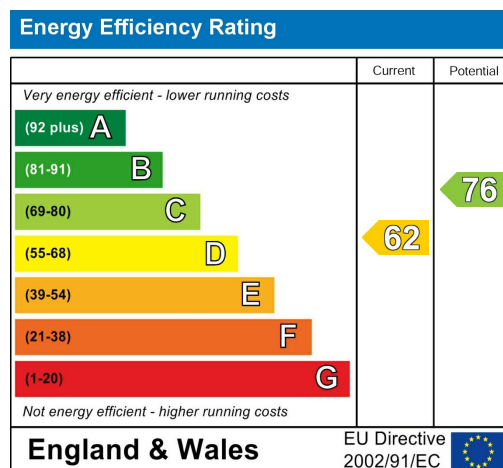
GROSS INTERNAL AREA  
FLOOR PLAN 70.3 m<sup>2</sup> (757 sq.ft.)  
TOTAL : 70.3 m<sup>2</sup> (757 sq.ft.)

Matterport





## Energy Efficiency Graph

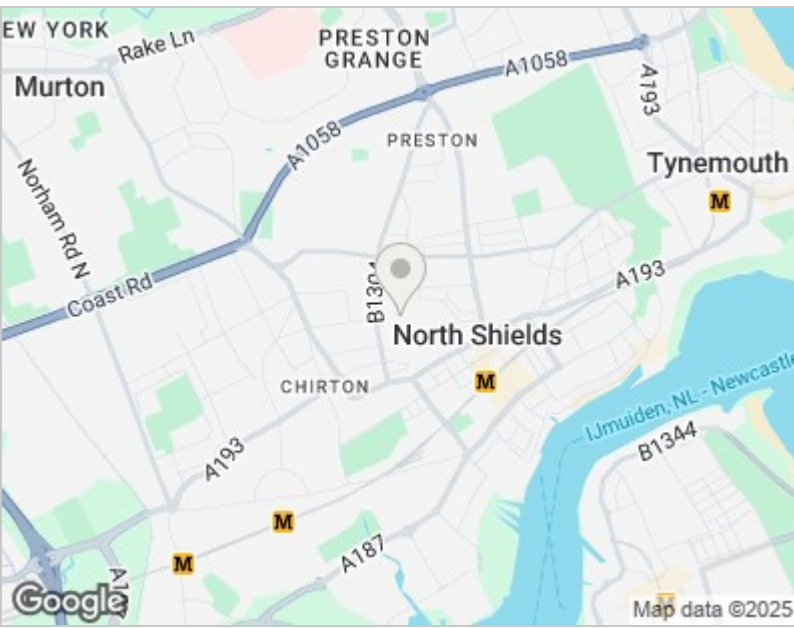


## Viewing

Please contact our Hunters North Shields Office on 0191 290 6000 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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