


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Lindisfarne Terrace, North Shields NE30 2DB

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Offers Over £280,000

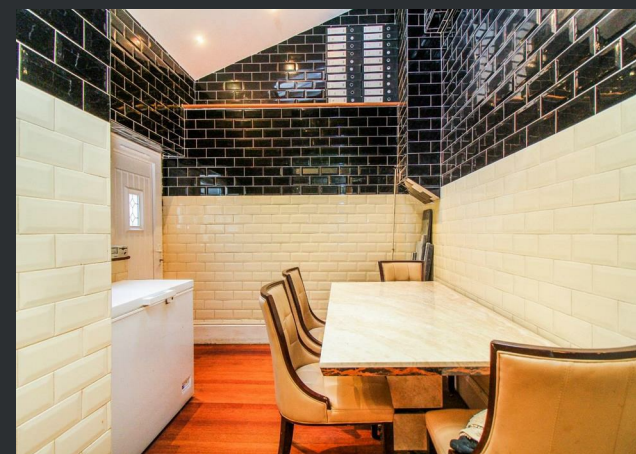
A fantastic opportunity has arisen to the market to acquire this well presented three/four bedroom end-terraced house, located within the popular residential area of North Shields and includes an attached shop premises. This freehold property is neutrally decorated throughout and showcases an array of period features including high ceilings with beautiful cornicing and an original wooden staircase. The property is also situated a short distance away from the picturesque North East coastline, with its many amenities and local schooling.

The property begins with a welcoming entrance hall, providing access to the principal rooms of the ground floor and to the first floor landing from the staircase. The living room provides a wonderful family sitting area, with an attractive corner fireplace. At the rear of the hallway there is a generously sized kitchen, updated in 2017 and boasting a wealth of fitted storage space with complementing worktops. From the kitchen there is an open plan aspect into a comfortable dining area, with further access into a private rear courtyard.

Up to the first floor of the property, there is a second, impressively sized, living room, also offering a beautiful feature fireplace. This room has the potential to be used as a large fourth bedroom. To complete this family home are three double bedrooms and a tasteful three piece bathroom.

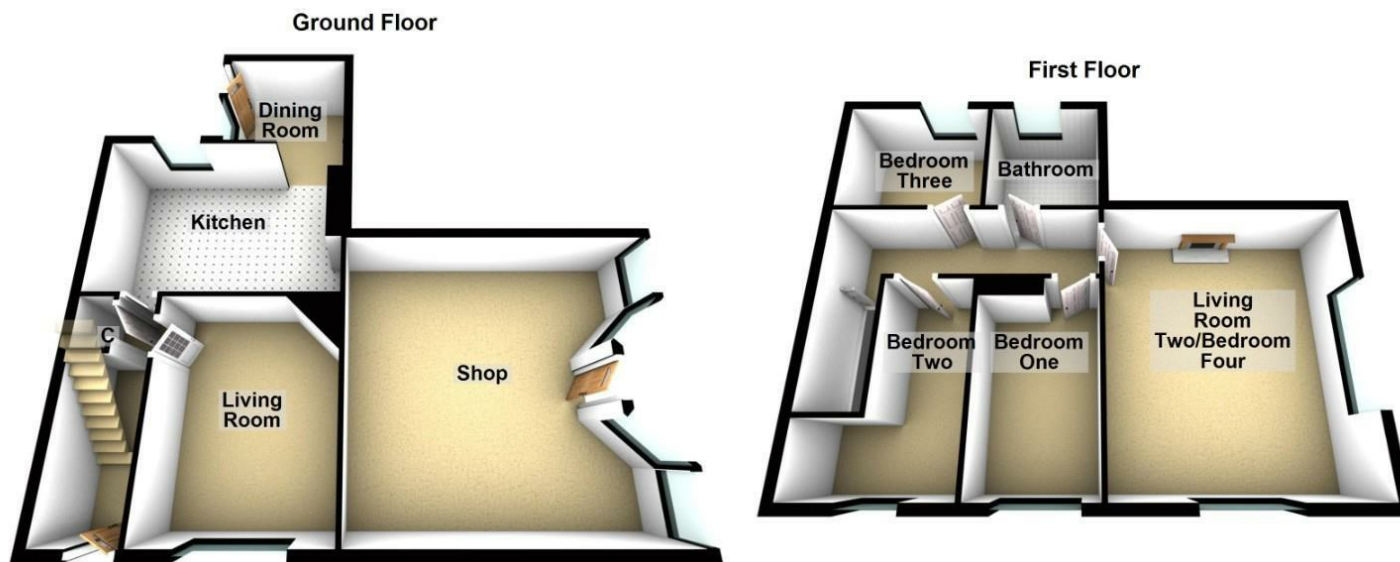
The shop is included in the sale of the property and offers scope to personalise as the wall could be knocked through and converted into part of the main house. The shop can also be left as it is and used as a commercial premises.

North Shields offers a wide range of amenities including the regenerated North Shields Fish Quay which showcases a cosmopolitan mix of elite dining and brasseries. The attractively developed picturesque marina and Royal Quays outlet is also nearby, along with the popular Tynemouth Village. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an ideal of the layout of the property.
Plan produced using PlanUp.

Measurements:

LIVING ROOM
13'9" x 10'9"

KITCHEN
15'9" x 10'10"

DINING ROOM
8'2" x 6'11"

SHOP
18'8" x 17'9"

BEDROOM ONE
14'4" x 9'0"


BEDROOM TWO
14'2" x 12'9"

BEDROOM THREE
7'5" x 6'4"

BATHROOM
9'2" x 7'4"

LIVING ROOM TWO/BEDROOM FOUR
17'10" x 13'11"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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