

# SIGNATURE


## NORTH EAST

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







 Lansdowne Terrace, North Shields NE29 0NJ



# Lansdowne Terrace, North Shields NE29 0NJ

**Offers Over £115,000**

Located within the popular residential area of North Shields is the beautifully presented, two bedroom flat. Offering spacious first floor living accommodation, this property benefits from an insulated and partially boarded loft, as well as double glazing.

The property begins with an entrance porch, which provides access to the first floor landing via a staircase. The first floor flat is comprised of a spacious, open plan living and dining room which benefits from a wall mounted fireplace and fitted storage space. The property also offers a sizable kitchen showcasing a range of fitted appliances and units. There are also two generously sized bedrooms and an attractive three piece family bathroom.

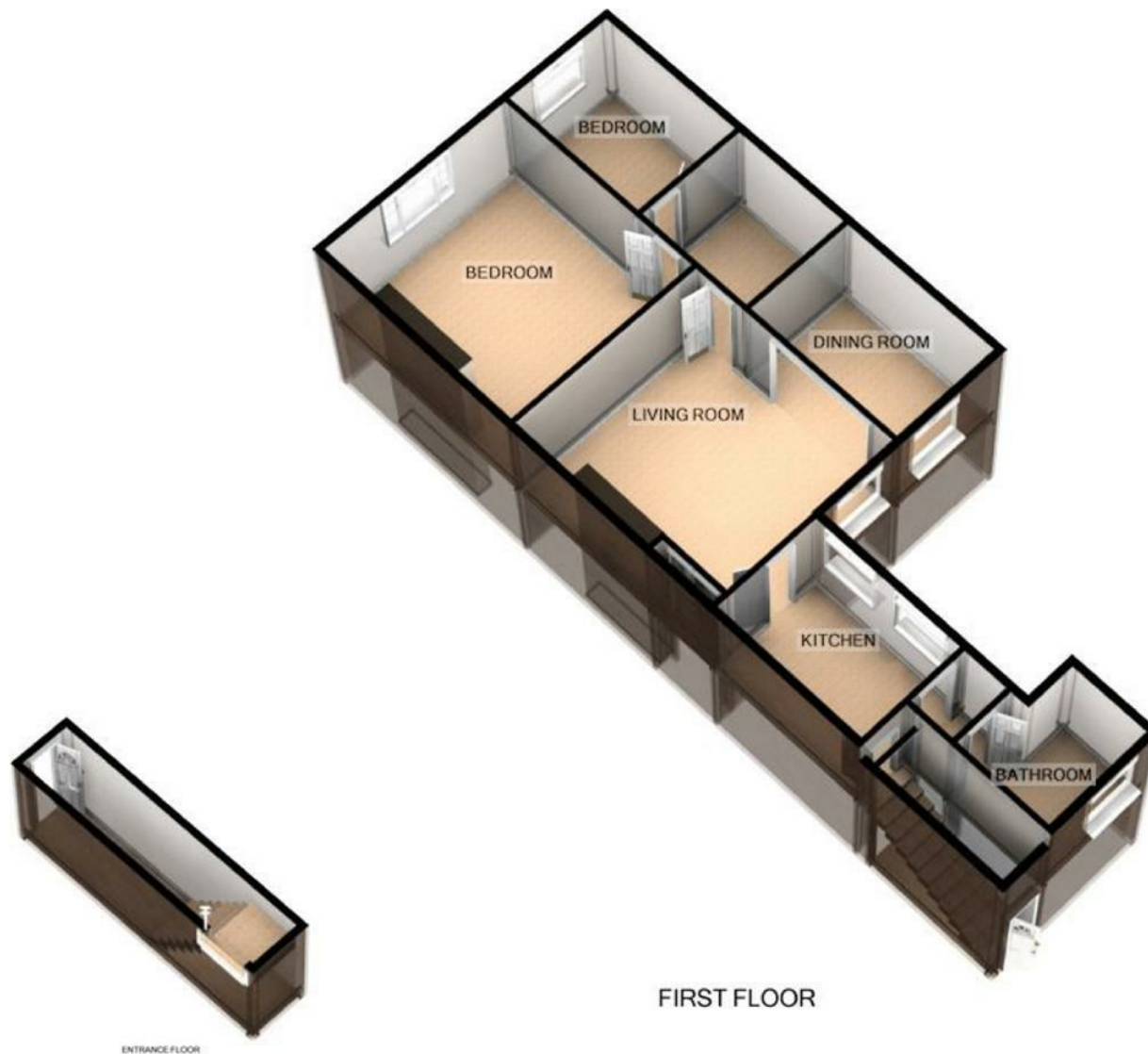
Externally the property offers a low maintenance front garden, as well as on street parking.

North Shields offers a wide range of amenities with the popular Royal Quays Outlet located nearby along with the attractively developed picturesque marina. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre, as well as the regenerated North Shields fish quay which showcases a cosmopolitan mix of elite dining and brasseries.



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

# PROPERTY FLOORPLAN



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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## Measurements:

LIVING ROOM  
14'8" x 13'3"

DINING ROOM  
10'11" x 7'7"

KITCHEN  
10'4" x 7'5"

BEDROOM ONE  
14'7" x 13'4"

BEDROOM TWO  
10'2" x 7'8"

BATHROOM  
7'4" x 6'7"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC









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