SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Linskill Terrace

NORTH SHIELDS, NE30 2EP

OFFERS OVER

£390,000

4 BEDROOMS · 2 BATHROOMS · 1 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Linskill Terrace

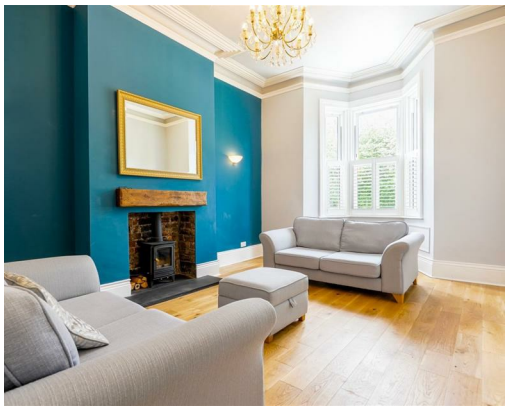
OFFERS OVER £390,000 · FREEHOLD

Signature North East is delighted to welcome this four-bedroom terraced home to the market, ideally situated on the sought-after Linskill Terrace in North Shields. This charming property enjoys one of the area's most desirable locations, with easy access to the cafés, bars and independent shops of Tynemouth and North Shields Fish Quay. North Shields Metro Station, Northumberland Park, highly regarded schools and the beautiful coastline are all within easy reach, making this an excellent home for a range of buyers.

Stepping through the front door, you are welcomed into a central hallway leading to a spacious living room, complete with a large bay window and a feature fireplace with a log burner. The kitchen offers an excellent range of attractive wall and base units, wooden worktops and a breakfast bar. Integrated appliances include an oven, microwave, gas hob and fridge freezer, with access from the kitchen to the rear yard area.

The first floor comprises two bedrooms, with the principal bedroom comfortably accommodating a king-size bed and furnishings. The second bedroom benefits from a fitted wardrobe and can accommodate a double bed with additional furnishings. Completing this floor is the family bathroom, fitted with a bath, overhead shower, hand basin and W.C. The second floor offers two further double bedrooms, with bedroom three benefiting from a fitted cupboard and an en-suite shower room.

Externally, the property boasts a rear yard area, perfect for outdoor furniture and entertaining. A garage is located to the rear of the yard, while at the front of the property on-street parking is also available.





KEY FEATURES

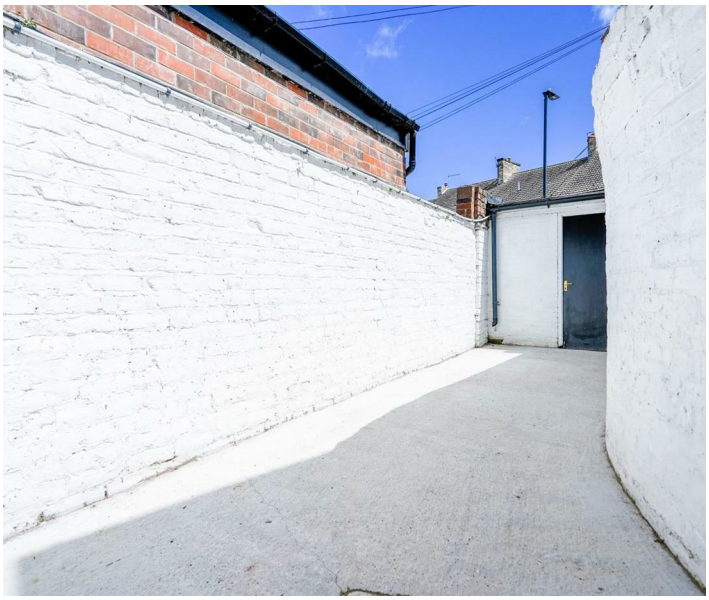
- Council Tax Band B
- EPC Rating D









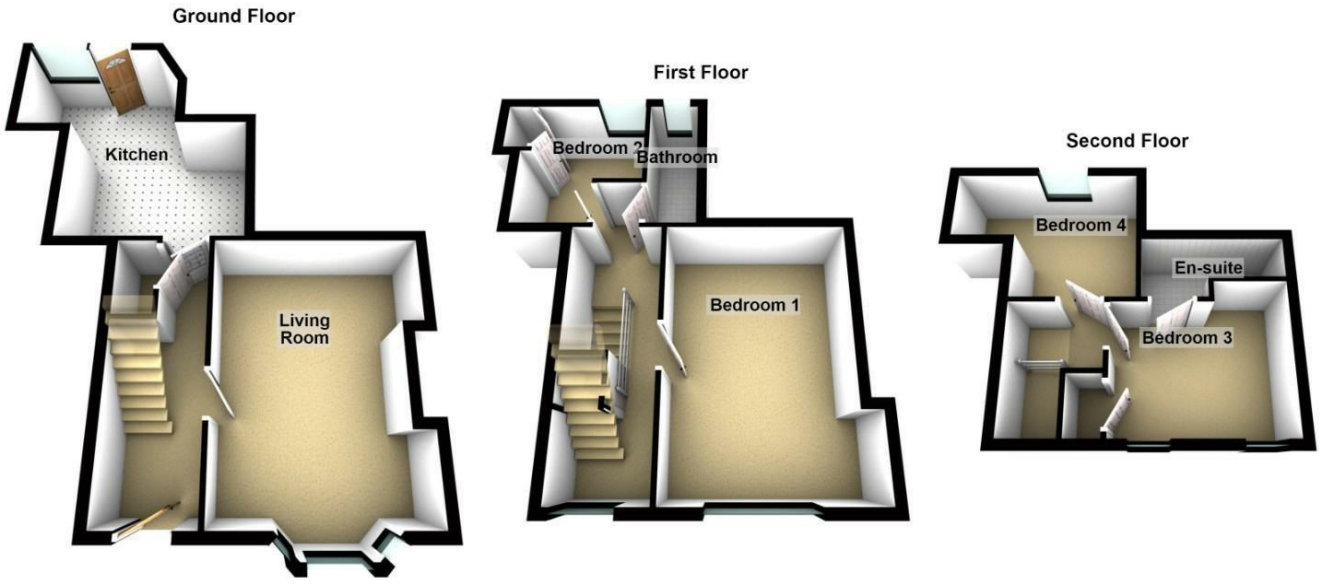


ACCOMMODATION

Room Dimensions

Living Room	3.72 x 4.93 (12'2" x 16'2")	Bathroom	1.05 x 2.6 (3'5" x 8'6")
Kitchen	4.48 x 3.56 (14'8" x 11'8")	Bedroom Three	2.83 x 3.26 (9'3" x 10'8")
Bedroom One	3.31 x 4.93 (10'10" x 16'2")	En Suite	1.05 x 2.9 (3'5" x 9'6")
Bedroom Two	2.74 x 2.48 (8'11" x 8'1")	Bedroom Four	2.6 x 3.64 (8'6" x 11'11")

FLOOR PLAN



Total area: approx. 102.3 sq. metres (1101.5 sq. feet)

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