







- Beautiful Period House
- Four Bedrooms
- No Onward Chain
- Close To Town
- Viewing Essential
- Generous Living Space
- Two Bathrooms
- Split Level Landing
- Freehold
- Call For More Information







\*\* Video Tour on our YouTube Channel | <https://youtu.be/Lo1vYSjUxmE>  
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This beautiful, four bedroom period terraced home is positioned on the ever popular Linskill Terrace, North Shields. Offered for sale with the benefit of no upper chain.

Internally the property boasts delightful original features throughout and briefly comprises: - welcoming entrance lobby and hallway, stunning main reception room flooded with natural light via the bay window and featuring a cast iron fireplace, formal dining room and a contemporary kitchen with fitted wall and floor units providing ample storage. There is also a handy utility and ground floor shower room. To the first floor, off the split level landing there are four generous bedrooms, a modern family bathroom WC and an additional WC. The property further benefits from gas central heating and double glazing. Externally there is a yard to the rear.

The property is in an excellent location, close to Northumberland Park, and Tynemouth Golf Club, and is only a short distance from the Quayside and Long Sands beach. A fabulous variety of local amenities are within easy reach including cafes, bars, and restaurants. The A1058 Coast Road is close by, so you have a direct route towards Newcastle City Centre. There are useful links to public transport facilities including prime bus routes and the Metro service. For the growing family, the property is well located for access to very well-regarded schools.

For more information and to book a viewing and this beautiful family home please call our Tynemouth branch on 0191 257 2000.

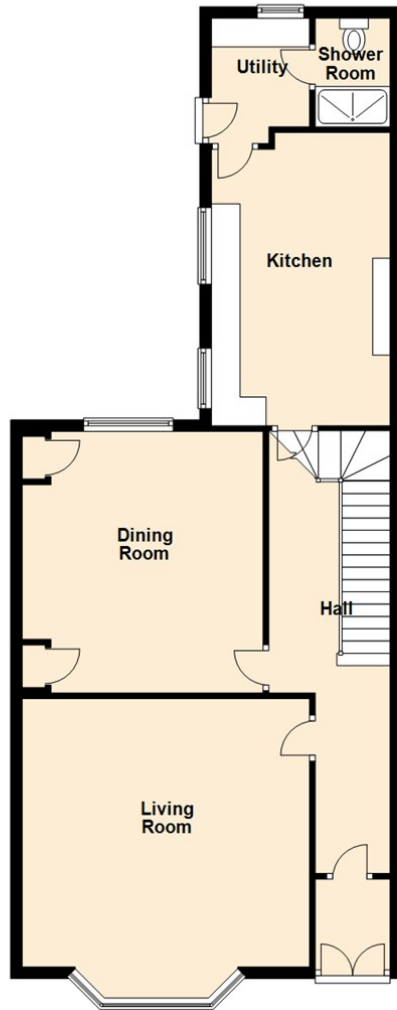
#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

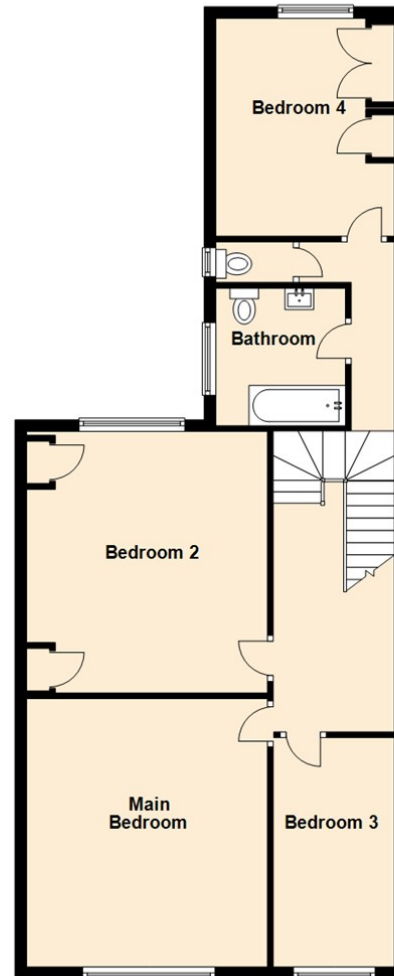
Council Tax band \*C\*.



Ground Floor



First Floor



Living Room 15'3" x 16'4" (4.67 x 5.00)

Dining Room 14'11" x 13'8" (4.55 x 4.19)

Kitchen 16'8" x 10'2" (5.10 x 3.11)

Utility 7'1" x 5'7" (2.18 x 1.71)

Main Bedroom 15'6" x 14'0" (4.74 x 4.27)

Bedroom Two 14'11" x 13'8" (4.55 x 4.19)

Bedroom Three 13'1" x 6'11" (3.99 x 2.11)

Bedroom Four 12'5" x 10'2" (3.79 x 3.11)

#### 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>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

Gosforth  
High Heaton  
Tynemouth

Property Management Centre

0191 236 2070  
0191 270 1122  
0191 257 2000  
0191 236 2680

