



Belford Terrace

North Shields

A gorgeous, Victorian, larger style, upper flat, positioned on this highly sought after street, close to Northumberland Park, Tynemouth Golf Course and approximately a 10, minute walk from Tynemouth Village and the beautiful coastline. Presented to the highest standard throughout and boasting a flexible layout. Large front room with bay window and gorgeous cast iron fireplace, currently enjoyed as the family lounge, but also perfect as the principal bedroom, rear lounge/dining room, modern fitted kitchen, two double bedrooms, contemporary bathroom with shower. Private rear town garden with delightful Southerly aspect. We understand that the loft has been boarded for storage purposes. Gas radiator central heating system, double glazing. Tenure: Leasehold, 999 years from July 1995, Peppercorn Ground Rent: Nil, Council Tax Band: A, EPC: D, Electricity, Gas, Water, Sewerage: All mains connected, Broadband: Fibre, Mobile Signal: Yes, Parking: On-Street.

£140,000

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Double Glazed Entrance Door to:

Entrance Lobby: turned staircase to the first floor

FIRST FLOOR LANDING AREA: Impressive, light, airy and spacious landing, large loft access with pull down ladders, we understand that the loft is mostly boarded for storage purposes, cupboard containing meters, door to:



FRONT LOUNGE/BEDROOM ONE: (front): 17'1 x 12'1, (5.21m x 3.68m), with measurements into alcoves and double-glazed feature bay window with original panelling under, stunning cast iron fireplace, tiled hearth, cornice to ceiling, radiator

REAR LOUNGE: (rear): 14'3 x 12'0, (4.34m x 3.66m), into alcoves, radiator, double glazed window, door to:



KITCHEN: (rear): 7'1 x 6'4, (2.16m x 1.93m), contemporary, white fitted kitchen incorporating base and drawer units, coordinating worktops, single drainer sink unit with mixer taps, laminate flooring, gas point, combination boiler, double glazed window, door to rear stairwell and exit, laminate flooring, tiled splashbacks, through to:



INNER HALLWAY: plumbed for automatic washing machine, laminate flooring, double glazed window, through to:

FAMILY BATHROOM: Stylish family bathroom with bath, electric shower, pedestal washbasin, low level w.c. with push button cistern, chrome radiator, double glazed window, tiled floor and tiled splashbacks

BEDROOM ONE: (rear): 10'2 x 9'2, (3.10m x 2.79m), spacious double bedroom, double glazed window, radiator

BEDROOM TWO: (front): 9'7 x 9'2, (2.92m x 2.79m), radiator, double glazed window

EXTERNALLY: Southerly, private and enclosed rear yard with decking and artificial lawn, gated access to rear lane and bins

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal: YES

Parking: ON STREET

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 999 years from July 1995
Ground Rent: NIL, Peppercorn Rent

COUNCIL TAX BAND: A

EPC RATING: D

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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