



Lansdowne Terrace | North Shields | NE29 0NJ

**£295,000**

A fabulous, Victorian period terrace, showcased over three gorgeous floors! Oozing style, charm, space and a wonderful South facing aspect to the large rear town garden. Superbly located close to local schools, bus routes, shops and approximately a 10-15 minute walk from the Metro and town centre. Impressive, spacious hallway, front facing lounge with fitted shutter blinds, attractive fireplace and electric stove fire, large, separate dining room flowing through to the stylish, contemporary family breakfasting kitchen with integrated appliances, breakfast bar and access out to the town garden, separate utility area and downstairs cloaks/w.c. Turned feature landing area, outstanding, four piece, elegant family bathroom with separate shower cubicle, three spacious bedrooms to the first floor, the principle bedroom with fitted dressing room and luxurious en-suite shower room.

There is a large double bedroom and gorgeous en-suite to the second floor, (awaiting final building control completion certificate). The outside space to this gorgeous home is fantastic, with a sought after, Southerly aspect to the large town garden, decked patio and block paving, enclosed front Victorian town garden. No onward chain.

The property also benefits from owned solar panels with excellent energy savings

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For any more information regarding the property please contact us today

#### Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** an impressive, light and airy hallway, larger than average, with feature arch, double glazed window, laminate flooring, radiator, spindle staircase to the first floor, under-stair cupboard, door to:

**LOUNGE:** (front): 14'2 x 13'9, (4.32m x 4.19m), into alcoves, beautiful front room, tastefully presented, two double glazed windows with fitted shutter blinds, attractive feature fireplace, electric stove fire, cornice to ceiling, picture rail, radiator, wood floor, through to:

**DINING ROOM:** (rear): 14'4 x 13'3, (4.37m x 4.04m), into alcoves, double glazed window, radiator, solid wood flooring, through to:

**BREAKFASTING KITCHEN:** (rear): 17'9 x 10'7, (5.41m x 3.22m), maximum measurements, a gorgeous, stylish breakfasting kitchen with breakfast bar, range of base, wall and drawer units, contrasting worktops, integrated double oven, gas hob, stainless steel cooker hood, one and a half bowl sink unit with mixer taps, brick effect tiling, plumbing for dishwasher, two double glazed windows, spotlights to ceiling, vertical radiator, double glazed door out to the town garden, wood effect flooring

**UTILITY ROOM/W.C.:** 12'7 x 7'1, (3.83m x 2.16m), excellent sized utility and cloaks, with low level w.c., plumbing for automatic washing machine, spotlights to ceiling, cornice, double glazed window, radiator

#### FIRST FLOOR LANDING AREA: door to

**FAMILY BATHROOM:** 9'7 x 7'1, (2.77m x 2.16m), a gorgeous bathroom, showcasing, shower cubicle, chrome shower, bath with mixer taps and shower off, vanity sink unit, low level w.c. with push button cistern, travertine tiling to walls and floor, double glazed window, chrome radiator, spotlights to ceiling

**BEDROOM ONE:** (rear): 14'2 x 12'1, (4.32m x 3.68m), gorgeous principle bedroom with measurements excluding depth of fitted wardrobes, double glazed window, radiator, through to:

**DRESSING ROOM:** 7'8 x 4'7, (2.33m x 1.39m), lovely fitted mirrored wardrobes providing ample hanging and storage space, double glazed window, door to:

**EN-SUITE SHOWER ROOM:** luxurious en-suite boasting double shower cubicle, chrome shower with additional forest waterfall spray, high gloss vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled shower area, chrome ladder radiator, spotlights to ceiling, double glazed window, contemporary flooring

**BEDROOM TWO:** (front): 14'7 x 11'1, (4.44m x 3.38m), excluding depth of fitted storage, radiator, two double glazed windows

**BEDROOM THREE:** (front): 9'2 x 7'8, (2.79m x 2.33m), radiator, double glazed window

#### SECOND FLOOR LANDING AREA: storage cupboard, door to:

**BEDROOM FOUR:** 17'4 x 8'5, (5.28m x 2.57m), restricted headroom, Velux window, storage into eaves, radiator, door to:

**EN-SUITE SHOWER ROOM:** 9'3 x 9'1, (2.82m x 2.77m), contemporary en-suite, comprising of, shower cubicle, chrome shower, hand washbasin, low level w.c., chrome ladder radiator, some restricted headroom, extractor

**EXTERNALLY:** a stunning, South facing rear town garden, with decking and patio area, access out to the rear lane. Walled and gated front forecourt garden. We understand that the property also benefits from owned solar panels on the roof, delivering cost efficient energy savings.







## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains /Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: On street.

Solar Panels (owned)

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: B**

**EPC RATING: C**

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**T: 0191 246 3666**

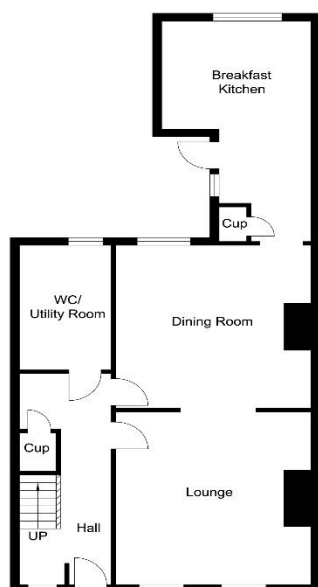
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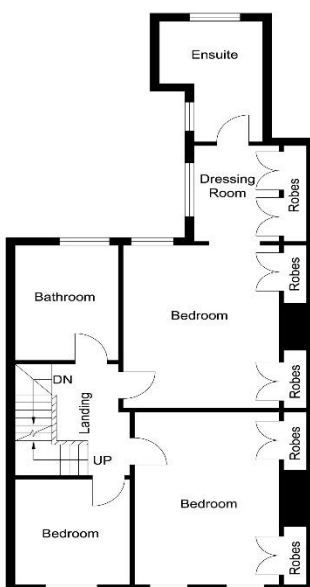




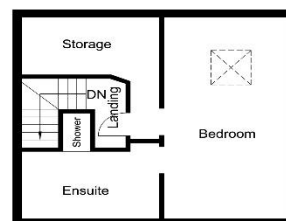
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

## 36 Lansdowne Terrace

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

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