



Belford Terrace | North Shields | NE30 2BZ

£170,000

Outstanding, Victorian upper flat on this highly sought after street. Approximately a ten-fifteen minute walk from Tynemouth Golf Course, Metro and Northumberland Park. Beautifully updated and presented throughout, enjoying high ceilings, fabulous room sizes and a luxurious elegance that you will love! Entrance vestibule, spacious first floor landing area, lounge with gorgeous fireplace and cast iron fireplace, tiled hearth and inset, stylish and contemporary kitchen with integrated appliances, stunning bathroom with "L" shaped bath and shower. Three double bedrooms, the principal bedroom with feature bay window and original plasterwork. South facing, enclosed, private rear yardin, no onward chain!

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Outstanding, Victorian Upper Flat

**Close to Tynemouth Golf Course,
Northumberland Park**

**Stunning Features, Beautiful
Fireplace**

**Local Amenities, Schools, Bus Routes and
Metro within Walking Distance**

**Stylish Kitchen with
Integrated Appliances**

South Facing Town Garden

**Three Double Bedrooms with
Feature Bay Window**

No Onward Chain

For any more information regarding the property please contact us today

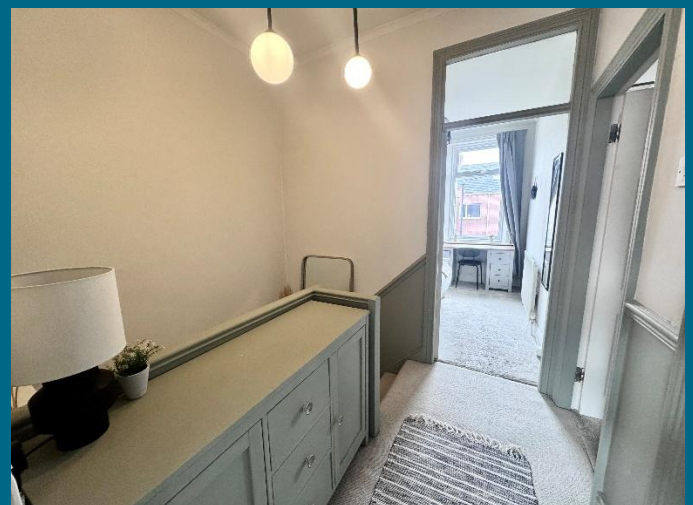
Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: turned staircase up to:

FIRST FLOOR LANDING AREA: spacious landing area
with loft access, door to:

LOUNGE: (rear): 14'2 x 12'5, (4.32m x 3.78m), into
alcoves, beautiful feature fireplace with cast iron
fireplace, tiled hearth and inset, double glazed
window, delft rack, picture rail, cornice to ceiling,
radiator, door to:

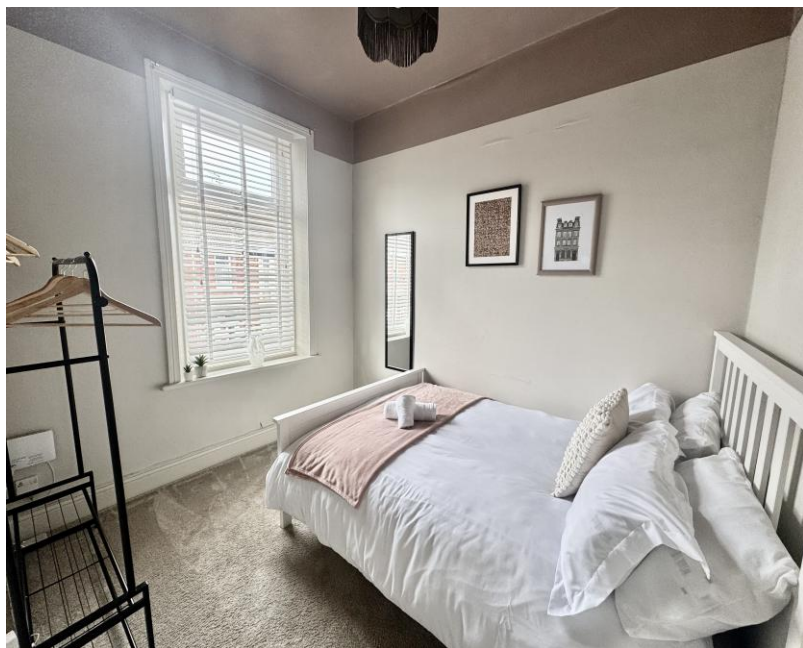
KITCHEN: (rear): 7'0 x 6'6, (2.13m x 1.98m), a stylish,
contemporary and well thought out kitchen,
incorporating a range of base, wall and drawer units,
co-ordinating worktops, single drainer sink unit with
mixer taps, integrated electric oven, hob, cooker hood,
plumbed for automatic washing machine, combination
boiler, modern flooring, door to rear stairs and double
glazed door out to the yardin, through to:



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INNER HALL: radiator, double glazed window, door to:

BATHROOM: 7'5 x 5'8, (2.26m x 1.73m), gorgeous, re-fitted bathroom, showcasing, "L" shaped bath with mixer taps, chrome shower, half pedestal washbasin, low level w.c. with recessed flush, spotlights to ceiling, chrome radiator, tiled floor, tiling to walls, double glazed window

BEDROOM ONE: (front): 16'9 x 12'5, (5.11m x 3.78m), into feature double glazed bay window and alcoves, radiator, cornice to ceiling, ceiling rose

BEDROOM TWO: (rear): 10'5 x 8'4, (3.18m x 2.54m), spacious double bedroom with radiator, double glazed window, cornice to ceiling

BEDROOM THREE: (front): 9'8 x 8'4, (2.95m x 2.54m), radiator, double glazed window

EXTERNALLY: shared access forecourt garden, private, South facing rear town garden with gated access to rear lane

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: "Cable/FTTC/FTTP/

Mobile Signal Coverage Blackspot: No

Parking:

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

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 03.01.1984

Ground Rent: One peppercorn if demanded

COUNCIL TAX BAND: A

EPC RATING: C

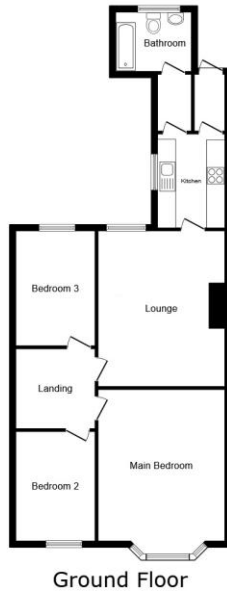
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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