

# MOVING HOMES

SALES & LETTINGS



£310,000

# Lansdowne Terrace West, North Shields

## £310,000

Moving Homes welcomes to the market this lovely extended four bedroom semi detached family home on Lansdowne Terrace West in North Shields. With its close proximity to the town centre, local amenities, shops and schools, whilst also being close to major road links of the A1058 Coast Road and the A19 for access to the Tyne Tunnel and further afield.

The property boasts beautiful contemporary design throughout and has been well maintained by the current owners over the years to a high standard. Upon entering the property via the porch you have stairs to the first floor. The living room is to the right, with window to the front of the property and boasting a Stovax multi fuel fire which sits on a black granite inset hearth. The dining area has surround windows overlooking the rear garden and Velux windows with downlighting. Moving back into the hallway there is a downstairs bathroom comprising of white suite, partial grey tiling to walls and shower over bath. The well equipped kitchen has a wide range of neutral coloured high gloss wall and floor cabinets, white work surfaces, double oven, gas hob, extractor fan and integrated dishwasher. There is also a multi functioning utility area again with cabinets, work surface and laundry facilities and door to access the side of the property. This home also has an additional family room overlooking the rear garden with modern fire and surround, perfect for family living. To the first floor there are four double bedrooms, all with built in wardrobes. Also there is a family shower room with toilet and hand basin. Externally to the front there is patterned concrete providing off street parking and to the rear, a patio area and an area lawned with artificial grass. This property requires an internal inspection to truly appreciate the accommodation being offered.

EPC Rating C <https://find-energy-certificate.service.gov.uk/energy-certificate/8495-6026-1729-8307-9013>

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

Council Tax Band - C

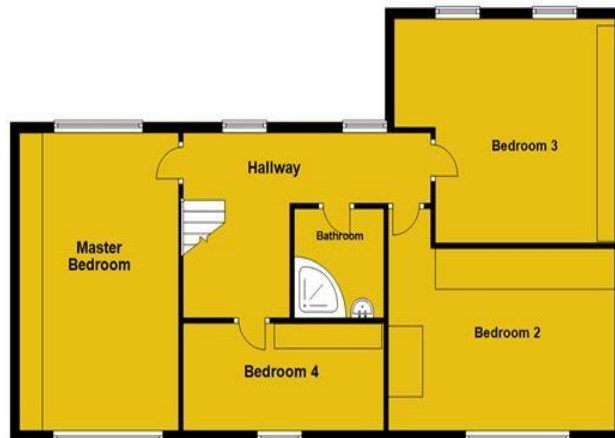
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Ground Floor



First Floor



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>		
(55-68) <b>D</b>	71	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		





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