

# SIGNATURE

## NORTH EAST

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 Embleton Road, North Shields NE29 8BB

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## Offers Over £199,000

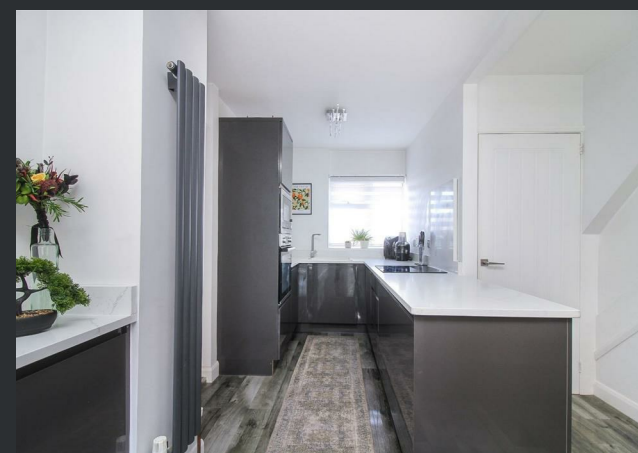
Signature North East welcomes you to Embleton Road, North Shields - a charming location for this delightful semi-detached house. This property offers a perfect blend of comfort and style, ideal for those seeking a cosy yet spacious home. Located in a sought-after area, this house is perfect for small families or individuals looking to downsize and settle in a peaceful neighbourhood. Embleton Road is conveniently situated with easy access to local amenities, schools, and parks, making it a great choice for those who value convenience and a quality lifestyle.

This house is thoughtfully designed with a touch of elegance. As you step through the ample hallway, you are greeted by the open space kitchen/dining/living room - perfect for social gatherings. Designed with entertaining in mind, the living room opens to the back garden via sliding doors, merging indoors and outdoors. The living area features a modern media wall and fireplace, while the dining area, with an island for meals, offers extra storage. The kitchen is completed with quartz countertops, microwave, fridge freezer, oven, and electric hob. Every space is utilized to the maximum, including the under-stairs cupboard for additional storage. Access to the garage and the utility room, which offers outdoor access, is also available.

The first floor offers 2 spacious bedrooms, each designed for comfort and tranquillity. The master bedroom includes fitted wardrobes providing ample storage space. The second bedroom, also generously sized and perfect for a guest room or home office. The 3-piece bathroom is elegantly designed, featuring a bathtub and shower.

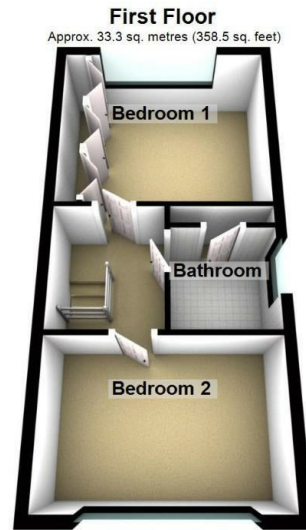
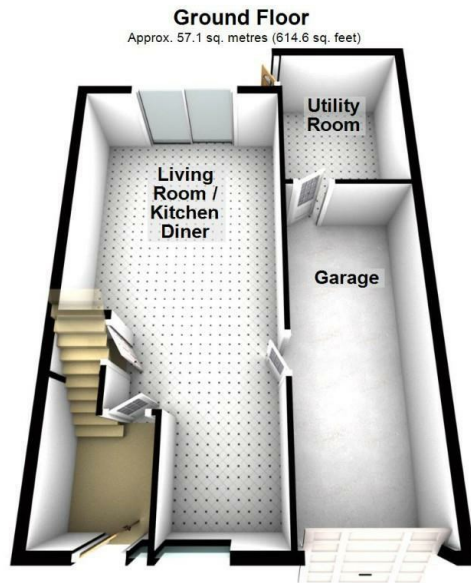
Outside, the back garden provides a serene retreat with a deck for garden furniture, flower borders, and green grass. For parking, the property features a newly double drive and a garage.

Conveniently located next to shops on a quiet street, this property is sure to steal your heart. Give Signature North East a call today and book your viewing.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 90.4 sq. metres (973.0 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room / Kitchen Diner  
27'9" x 12'11"

Utility Room  
10'0" x 7'11"

Bedroom One  
12'11" x 10'11"

Bedroom Two  
12'11" x 8'8"

Bathroom  
6'0" x 6'0"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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