

FOR
SALE

11 BERESFORD ROAD, NORTH SHIELDS NE30 3JQ
£349,950



2 BEDROOM BUNGALOW - SEMI DETACHED

- TWO BEDROOM SEMI DETACHED BUNGALOW
- RECENTLY RENOVATED
- SPACIOUS LOUNGE DINER
- CONTEMPORARY KITCHEN
- STYLISH BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING C

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ENTRANCE HALLWAY
9,6 x 3,2

LOUNGE DINER
17'9 x 11'10

KITCHEN
11'6 x 8'10

BEDROOM ONE
13,00 x 11,10

BEDROOM TWO
9'5 x 8,11

BATHROOM WC
6'3 x 5,4

ATTACHED GARAGE
15,10 x 7,6

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this immaculately presented, semi detached bungalow perfectly located in a highly sought after residential area. It boasts a wealth of modern features and is ideal for a range of buyers. With over 556 square foot of accommodation this immaculately presented property comprises of a welcoming entrance hallway with doors to all rooms. There is a light and spacious lounge diner with space for a dining table and door to the rear garden. The fantastic, modern kitchen includes a good range of units with contrasting worktops, integrated single oven, induction hob, chimney hood, dishwasher and space for a fridge freezer. There are two good sized bedrooms and a stylish bathroom benefitting from a panelled bath with shower over, vanity washbasin and low level WC. Externally there is an attached garage with power, lighting and an electric roll top door, a well maintained front garden with driveway parking for up to two cars and a beautiful, landscaped, South facing rear garden.

The amazing condition and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

North Shields is a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization. North Shields enjoys beaches and parks, Quays and shopping, history and modern facilities. The public transport is excellent and includes the metro system, and the diverse scenery makes it attractive to retired couples, young couples and families.

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FLOORPLAN

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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