

FOR  
SALE

9 HAMPTON ROAD, NORTH SHIELDS NE30 3HR  
£239,950



2 BEDROOM BUNGALOW - SEMI DETACHED

- TWO BEDROOM SEMI DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- BREAKFASTING KITCHEN
- BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM  
18 x 11'9

BREAKFASTING KITCHEN  
11 x 8'10

BEDROOM ONE  
13 x 11'8

BEDROOM TWO  
9 x 8'10

BATHROOM WC  
7 x 5'4

GARAGE  
16 x 7'7

FRONT GARDEN

REAR GARDEN

## 9 HAMPTON ROAD, NORTH SHIELDS NE30 3HR

This lovely, semi detached bungalow was built in the 1960s and is perfectly located in the sought after residential area of Marden Farm. It displays a variety of modern features, has no upper chain and is ideal for a range of buyers.

With over 700 square foot of accommodation on offer this charming property consists of a light and spacious reception room and a breakfasting kitchen with a range of units with contrasting worktops, built in pantry and space for a cooker. There are two bedrooms with fitted wardrobes and a bathroom with panelled bath, pedestal washbasin and low level WC. Externally there is an attached garage, a low maintenance front garden and a good sized, south facing rear garden with paving and mature shrubs.

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

Marden Farm is a lovely residential area within the town of North Shields which embraces its heritage as proudly as it welcomes modernization. North Shields enjoys beaches and parks, Quays and shopping, history and modern facilities. The property is a short walk away from Cullercoats and its metro station. The area benefits from excellent public transport including the metro system, and the diverse scenery makes it attractive to retired couples, young couples and families.

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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) <b>A</b>		
(81-91) <b>B</b>		<b>76</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

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2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

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

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