

FOR  
SALE

46 KIMBERLEY AVENUE, NORTH SHIELDS NE29 0RL  
£225,000



2 BEDROOM BUNGALOW - DETACHED

- TWO BEDROOM DETACHED BUNGALOW
- SITUATED IN A CUL DE SAC
- SPACIOUS RECEPTION ROOM
- KITCHEN & BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- NO UPPER CHAIN
- EPC RATING PENDING

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM

KITCHEN

REAR LOBBY

BEDROOM ONE

BEDROOM TWO

BATHROOM WC

GARAGE

FRONT GARDEN

REAR GARDEN

## 46 KIMBERLEY AVENUE, NORTH SHIELDS NE29 0RL

This lovely, detached bungalow is situated in a cul de sac within a popular residential location. It has no upper chain and is ideal for a range of buyers.

With over 960 square foot of accommodation on offer this property consists of a vestibule and entrance hallway with doors to the spacious lounge and kitchen. There is a rear lobby with doors to the bedrooms and the bathroom with panelled bath, pedestal wash basin and low level WC. Externally there is an attached garage, a front garden with driveway for up to two cars and a substantial rear garden.

The huge potential 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. A short walk away are Tynemouth Village and Northumberland Park. The nearby 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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#### 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>		
(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 energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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