

FOR
SALE

67 FARRINGTON ROAD, NORTH SHIELDS NE30 3EX
£499,950



5 BEDROOM HOUSE - SEMI-DETACHED

- FIVE BEDROOM SEMI DETACHED HOUSE
- WELL EXTENDED & WELL PRESENTED THROUGHOUT
- RECEPTION ROOM
- STUNNING DINING KITCHEN & FAMILY ROOM
- UTILITY ROOM & DOWNSTAIRS WC
- BATHROOM WC & ENSUITE
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM
14'10 x 12'10

DINING KITCHEN & FAMILY ROOM
29'10 x 20'4

UTILITY ROOM
10'6 x 8'7

DOWNSTAIRS WC

LANDING

BEDROOM ONE
12'5 x 10'6

ENSUITE

BEDROOM TWO
12'5 x 10'9

BEDROOM THREE
11'9 x 10'9

BEDROOM FOUR
10'7 x 8'5

BEDROOM FIVE

BATHROOM WC
8'9 x 8'7

GARAGE
12'1 x 7'10

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this stunning, semi detached house is perfectly located in a sought after residential area. It boasts a wealth of contemporary and bespoke features with period charm and is ideal for a family. With over 1800 square foot of accommodation set over two floors, this well extended property comprises of a welcoming entrance hallway with stairs to the first floor and doors to the stylish reception room, dining kitchen and downstairs WC. The fabulous, open plan, contemporary kitchen benefits from an impressive range of units with wood worktops and integrated appliances including double oven, induction hob, chimney hood and fridge freezer. The Island incorporates base units, worktops, dishwasher and a good sized breakfast bar. This fantastic space has sliding doors to one entire wall providing access to the rear garden and an abundance of natural light. The utility room has further units with space for further appliances and the downstairs WC includes a vanity wash basin. To the first floor there are five bedrooms, two with fitted wardrobes and the principal has an ensuite with walk in rainfall shower, vanity wash basin and low level WC. The family bathroom is beautiful and contemporary with integrated bath, walk in shower and integrated WC. Externally there is an attached garage, a front garden with ample driveway parking and a fantastic and substantial rear garden with lawn, patio and mature shrubs.

The amazing condition, generous size and superb layout 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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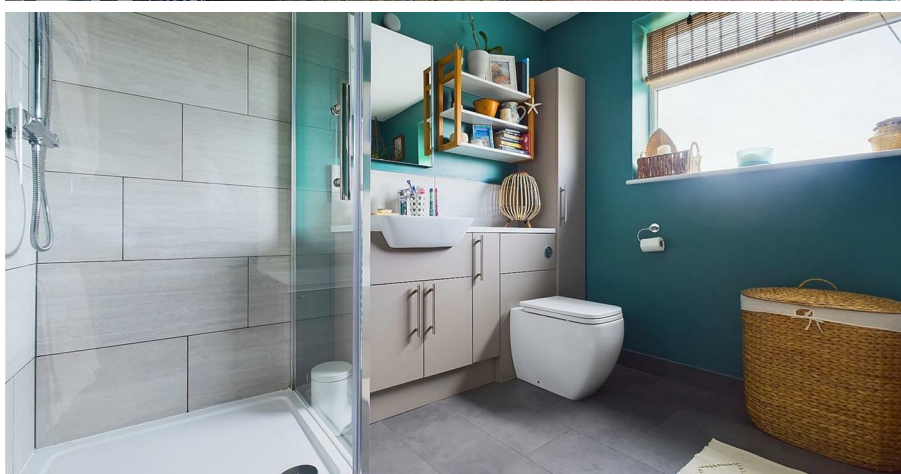
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Floor 0



Floor 1

Approximate total area^m
1855.83 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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.

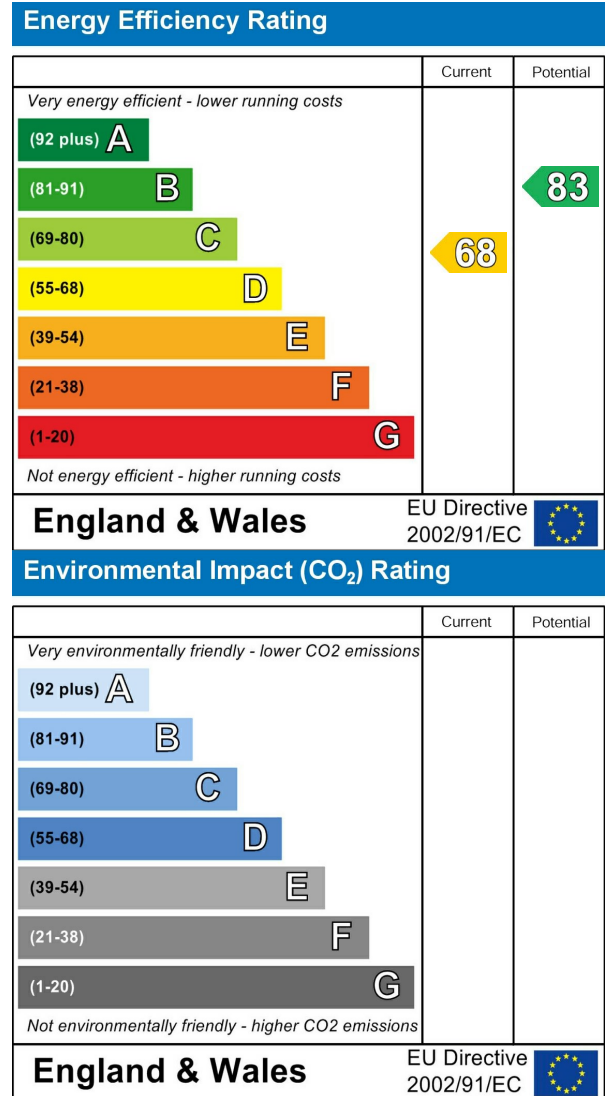
They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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