

FOR
SALE

51 MALVERN ROAD, NORTH SHIELDS NE29 9HH
£349,950



5 BEDROOM HOUSE - SEMI-DETACHED

- FIVE BEDROOM SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- CLASSIC KITCHEN & UTILITY ROOM
- MODERN BATHROOM WC & DOWNSTAIRS WC
- ATTACHED LARGER STYLE GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
13'9 x 12'7

RECEPTION ROOM TWO
16'6 x 10'4

KITCHEN
10'2 x 9'10

UTILITY ROOM
10'4 x 6'7

DOWNSTAIRS WC

LANDING

BEDROOM ONE
15 x 13'4

BEDROOM TWO
12'3 x 11'4

BEDROOM THREE
11 x 9'1

BEDROOM FOUR
11'4 x 8'7

BEDROOM FIVE
8'10 x 8

BATHROOM
11'3 x 5'4

GARAGE
16'9 x 13'6

FRONT GARDEN

REAR GARDEN

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This lovely, semi detached house was built in the 1970's and is one of a handful of purpose built five bedroom houses on the popular Preston Grange estate in North Shields. It displays a variety of modern features, has no upper chain and is ideal for a family. With over 1500 square feet of accommodation set over two floors, this spacious property consists of a vestibule and entrance hallway, with stairs up to the first floor and doors to the front facing reception room and kitchen. Both reception rooms are spacious, the first with feature fireplace and door to the rear reception room which has doors leading to the rear garden. The modern kitchen benefits from a range of units with contrasting worktops, integrated single oven, gas hob and extractor hood. There is also a utility room with space for appliances and a downstairs WC. To the first floor there are five bedrooms, one with fitted wardrobes and another with a vanity wash basin, and a modern bathroom benefitting from a walk in shower, pedestal wash basin and low level WC. Externally there is a larger style integral garage, a well maintained front garden with driveway parking and a secluded west facing rear garden with patio, lawn and mature shrubs.

The generous size, superb layout 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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Floor 0



Floor 1

Approximate total area⁽¹⁾
1635.46 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.

Calculations are based on RICS IPMS 3C standard.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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