

FOR  
SALE

19 JOHN STREET, EARSDON NE25 9LH  
£175,000



#### 2 BEDROOM FLAT

- TWO BEDROOM GROUND FLOOR FLAT
- LOCATED ON A PEDESTRIANISED STREET
- SPACIOUS RECEPTION ROOM
- MODERN KITCHEN
- BATHROOM WC
- REAR YARD
- EPC RATING C

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VESTIBULE  
4'3" x 3'5"

ENTRANCE HALLWAY  
13'11" x 3'8"

RECEPTION ROOM  
16'0" x 13'0"

KITCHEN  
12'3" x 7'1"

BEDROOM ONE  
14'11" x 13'8"

BEDROOM TWO  
12'5" x 7'10"

BATHROOM WC  
7'2" x 6'8"

REAR YARD

## 19 JOHN STREET, EARSDON NE25 9LH

This well presented, ground floor flat is perfectly located on a pedestrianised street within a popular residential area. It displays a variety of modern features with period charm.

With over 720 square feet of accommodation on offer, this lovely property consists of an entrance hallway with doors to the spacious lounge and the two bedrooms. There is a modern kitchen benefitting from a range of units with contrasting worktops, integrated eye level oven, electric hob, chimney hood and a door to the bathroom and rear yard. The bathroom benefits from a corner bath with shower over, pedestal wash basin and low level WC. Externally there is a rear yard.

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.

A picturesque village just two miles from Whitley Bay, Earsdon sits on the border to Northumberland and opens the door to some of the area's loveliest countryside. Extremely popular with couples and families, this appealing village has its own conservation area, children's play park and a wonderfully historic church. It offers peace and tranquility while remaining connected to everything the coast has to offer, including proximity to excellent nearby schools



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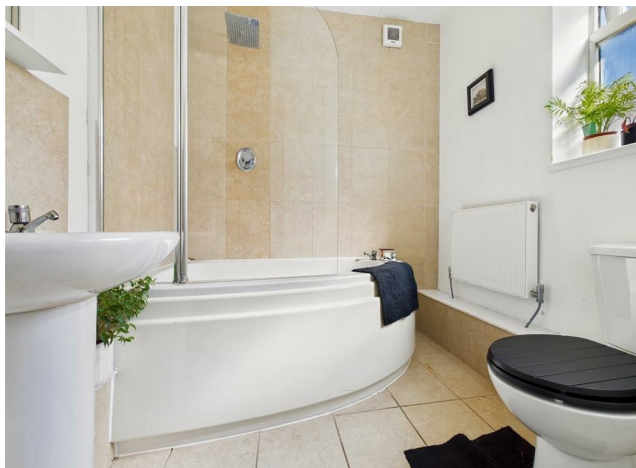


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FLOORPLAN

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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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(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>		
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