

FOR  
SALE

1 SANDWICH ROAD, NORTH SHIELDS NE29 9HT  
£365,000



#### 5 BEDROOM HOUSE - SEMI-DETACHED

- FIVE BEDROOM SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- MODERN KITCHEN & UTILITY ROOM
- FAMILY BATHROOM WC & DOWNSTAIRS WC
- INTEGRAL GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- BEAUTIFUL REAR GARDEN
- EPC RATING D

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VESTIBULE

HALLWAY

RECEPTION ROOM  
13'9 x 12'10

RECEPTION ROOM  
19'3 x 10'5

KITCHEN  
14'9 x 9'9

UTILITY ROOM  
7'8 x 6'9

DOWNSTAIRS WC

LANDING

BEDROOM  
12'8 x 11'7

BEDROOM  
14'11 x 8'0

BEDROOM  
9'11 x 9'1

BEDROOM  
8'10 x 8'1

BEDROOM  
8'8 x 7'10

BATHROOM WC  
8'2 x 5'6

GARAGE  
13'10 x 8'1

FRONT GARDEN

REAR GARDEN

## 1 SANDWICH ROAD, NORTH SHIELDS NE29 9HT

This lovely, semi detached house was built circa 1965 and is perfectly located in a popular residential area. It displays a variety of modern features and is ideal for a family.

With over 1400 square feet of accommodation set over two floors, this modern property consists of a vestibule and entrance hallway with stairs up to the first floor and doors to the first reception room and kitchen. There are two spacious reception rooms with doors adjoining, the front reception room has a contemporary recessed fire and the second reception rooms has doors leading out to the rear garden. The modern kitchen benefits from a range of units with contrasting worktops and integrated appliances include eye level double oven, gas hob, chimney hood, fridge freezer and dishwasher. There is a utility room with further units and spaces for further appliances, and also a downstairs WC. To the first floor there are five bedrooms, two with fitted wardrobes and a family bathroom with panelled bath, walk in shower, pedestal washbasin and low level WC. Externally there is an integral garage, a front garden with driveway parking and rear garden with lawn, mature shrubs and patio.

The generous size, fabulous location and perfect family feel 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, the local schools are highly sought after and the diverse scenery makes it attractive to retired couples, young couples, first time buyers and families.



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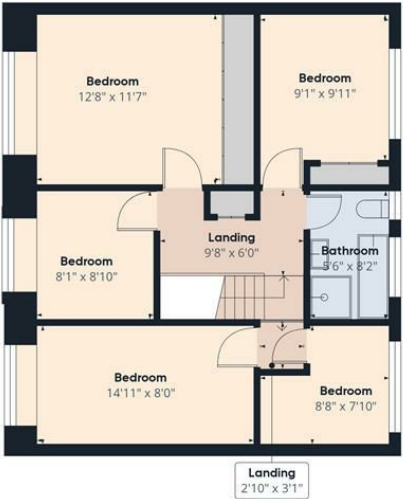
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1435.27 ft<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>67</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 CO <sub>2</sub> 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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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