

FOR  
SALE

32 PARK CRESCENT EAST, NORTH SHIELDS NE30 2HQ  
£175,000



#### 2 BEDROOM FLAT

- TWO BEDROOM GROUND FLOOR FLAT
- HIGHLY SOUGHT AFTER LOCATION
- FULL OF PERIOD CHARM
- CLASSIC KITCHEN
- BATHROOM WC
- REAR YARD
- GARAGE
- EPC RATING D

[VIEW PROPERTY](#)

#### VESTIBULE

ENTRANCE HALLWAY  
13'4" x 3'6"

RECEPTION ROOM ONE  
13'2" x 11'9"

KITCHEN  
12'5" x 6'9"

#### LOBBY

BEDROOM ONE  
15'11" x 12'8"

BEDROOM TWO  
9'10" x 7'8"

BATHROOM WC  
5'4" x 11'5"

GARAGE  
18'5" x 7'5"

REAR YARD

## 32 PARK CRESCENT EAST, NORTH SHIELDS NE30 2HQ

Embleys are delighted to be instructed on this characterful ground floor flat which is perfectly located in a highly sought after location and is ideal for a range of buyers.

With over 780 square foot of accommodation this lovely property consists of a vestibule, entrance hallway with doors leading to two spacious bedrooms and a lounge. From the lounge there is a classic kitchen benefitting from a range of units with contrasting worktops, single oven and four ring hob. There are doors leading to a bathroom WC with panelled bath, walk in shower, pedestal washbasin and low level WC and a further door giving access to a lobby leading to the rear yard and garage. Externally this property benefits from a front town garden and an enclosed rear yard with access to an attached garage.

The generous size and fabulous location of this property makes for an exciting opportunity which can only be truly 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.



32 PARK CRESCENT EAST  
NORTH SHIELDS  
NE30 2HQ

EMBLEYS  
ESTATE  
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

32 PARK CRESCENT EAST  
NORTH SHIELDS  
NE30 2HQ

EMBLEYS  
ESTATE  
AGENTS



32 PARK CRESCENT EAST  
NORTH SHIELDS  
NE30 2HQ

EMBLEYS  
ESTATE  
AGENTS



32 PARK CRESCENT EAST  
NORTH SHIELDS  
NE30 2HQ  
FLOORPLAN

EMBLEYS  
ESTATE  
AGENTS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

32 PARK CRESCENT EAST  
NORTH SHIELDS  
NE30 2HQ

#### 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.

[VIEW PROPERTY](#)

#### 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.



EMBLEYS  
ESTATE  
AGENTS

YOU'LL BE SOLD ON EMBLEYS

EMBLEYS  
ESTATE  
AGENTS

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>76</b>
(69-80) <b>C</b>	<b>63</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		

England & Wales

EU Directive  
2002/91/EC



0191 252 2810 - EMBLEYS.CO.UK