

FOR
SALE

55 TREVOR TERRACE, NORTH SHIELDS NE30 2DF
£165,000



3 BEDROOM FLAT/APARTMENT

- THREE BEDROOM FIRST FLOOR FLAT
- SOUGHT AFTER RESIDENTIAL LOCATION
- CHARACTERFUL PROPERTY FULL OF PERIOD CHARM
- NO UPPER CHAIN
- GOOD SIZED RECEPTION ROOM
- LOVELY KITCHEN
- MODERN BATHROOM WC
- SOUTH FACING REAR YARD
- EPC RATING C

[VIEW PROPERTY](#)

VESTIBULE

LANDING
4'10" x 7'7"

BEDROOM
8'6" x 10'2"

BEDROOM
8'7" x 9'10"

LOUNGE
12'0" x 13'11"

DINING ROOM
10'11" x 14'1"

KITCHEN
6'3" x 10'2"

BATHROOM WC
5'6" x 6'4"

REAR YARD

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Embleys are delighted to be instructed in the sale of this beautiful, characterful first floor flat which is perfectly located within a sought after residential location. It boasts a variety of modern features with period charm and is ideal for a range of buyers.

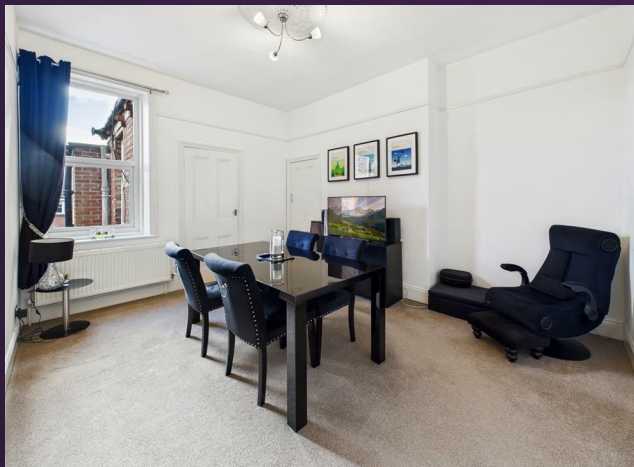
With over 660 square foot of accommodation, this first floor flat consists of a vestibule with stairs leading up to the landing and doors to three bedrooms, one which is currently used as a lounge and a dining room. From the dining room there is a lovely kitchen with a range of units and contrasting worktops with single oven and electric hob with doors giving access to the modern bathroom with walk in shower, vanity washbasin and integrated WC. Externally the property has a south facing rear yard.

The generous size and superb layout 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, and the diverse scenery makes it attractive to retired couples, young couples and families.

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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.

[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.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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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