

FOR
SALE

17 HAZEL AVENUE, NORTH SHIELDS NE29 9BT
£425,000



5 BEDROOM HOUSE - SEMI-DETACHED

- FIVE BEDROOM SEMI DETACHED PROPERTY
- IMMACULATELY PRESENTED
- LOCATED IN A HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- STYLISH RECEPTION ROOM
- FABULOUS OPEN PLAN KITCHEN LOUNGE AREA
- UTILITY ROOM & SPACIOUS SUN ROOM
- DOWNSTAIRS WC, CONTEMPORARY BATHROOM WC & ENSUITE
- FRONT GARDEN WITH DRIVE WAY PARKING & SOUTH FACING REAR GARDEN
- ATTACHED GARAGE
- EPC RATING C

[VIEW PROPERTY](#)

ENTRANCE HALLWAY
6'6" x 16'8"

RECEPTION ROOM
12'6" x 12'11"

KITCHEN LOUNGE AREA
15'6" x 8'5" + 12'5" x 13'1"

SUN ROOM
8'0" x 12'2"

UTILITY ROOM
5'5" x 4'11"

DOWNSTAIRS WC
5'2" x 2'7"

LANDING

BEDROOM
11'0" x 12'4"

BEDROOM
10'10" x 10'11"

BEDROOM
8'0" x 9'0"

BATHROOM WC
7'10" x 5'11"

BEDROOM
9'7" x 13'11"

BEDROOM
6'11" x 9'3"

SHOWER ROOM WC
5'6" x 6'0"

FRONT GARDEN

REAR GARDEN

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This beautiful, semi detached property is perfectly located in Preston Village, a highly sought after residential area. It boasts a wealth of modern features with period charm throughout and is ideal for a family.

With over 1540 square feet of accommodation set over two floors, this delightful property consists of a welcoming entrance hallway with stairs up to the first floor, doors to the stylish reception room and breakfasting kitchen/lounge area. The fabulous breakfasting kitchen is open plan to a further lounge area and benefits from a good range of units with Quartz worktops and a 3-4 seater breakfasting bar. Integrated appliances include a double oven, induction hob, chimney hood, fridge freezer and dishwasher. The modern lounge area is light and airy with a contemporary gas fire to the recess and is open to the spacious sun room with space for a six seater dining table and doors to the garden. From the kitchen there are doors to the utility room with further units, space for a washing machine and doors to the downstairs WC.

To the first floor there is a split landing with doors to all rooms. From the main landing there are two good sized bedrooms, a smaller bedroom and a beautiful bathroom WC benefitting from a tiled bath with shower over, vanity wash basin and a low level WC. To the second landing there is a good sized elegant bedroom, a further smaller bedroom and a shower room WC.

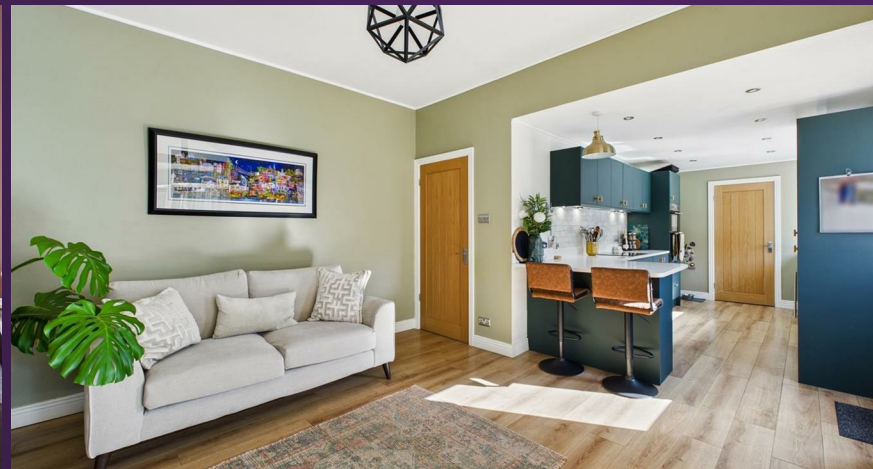
Externally there is an attached garage, low maintenance front garden with driveway parking for up to three cars and a good sized south facing rear garden with artificial lawn, raised flower beds and patio.

The amazing condition, 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.

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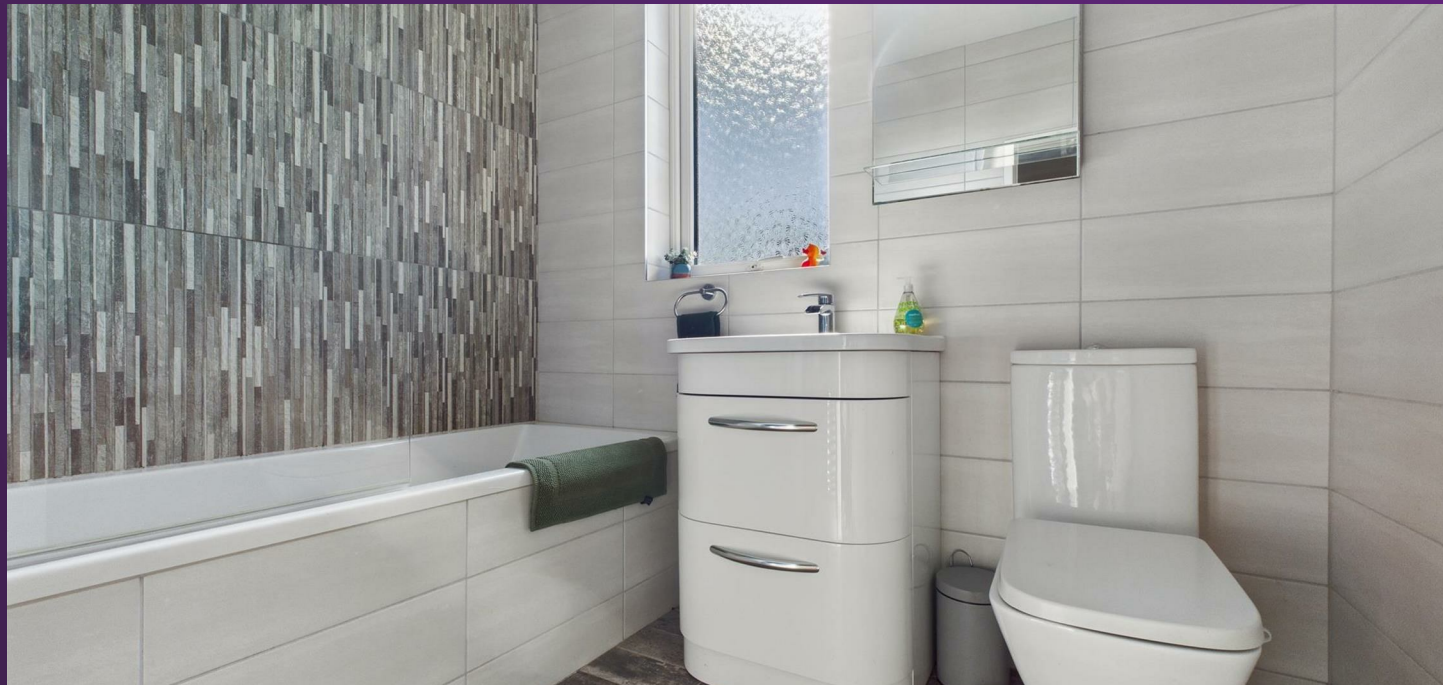
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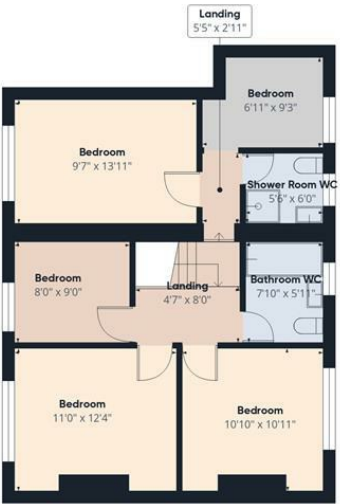
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1542 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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



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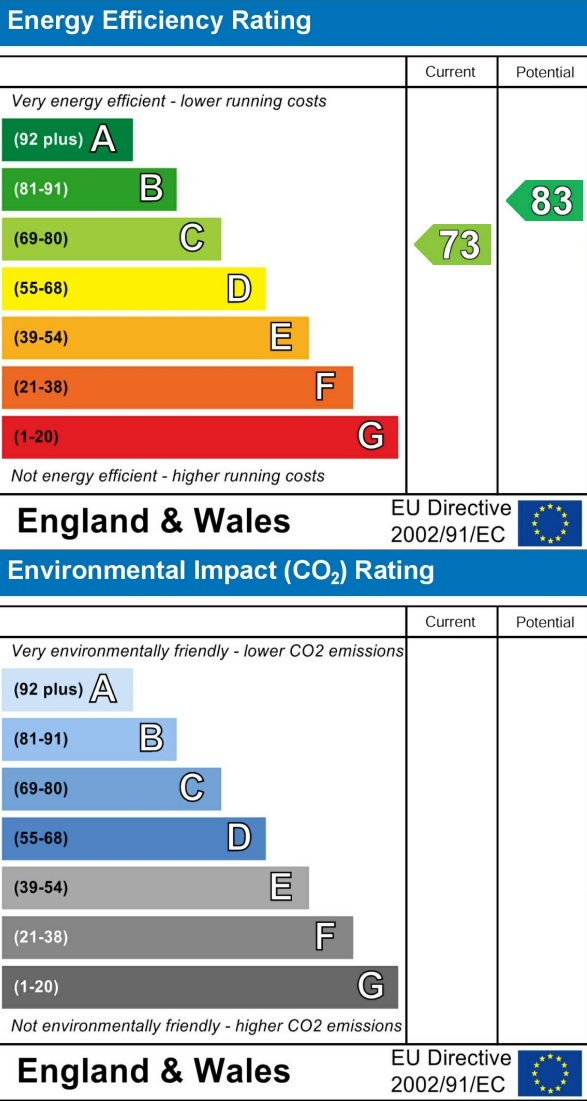
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THE PROPERTIES MISDESCRIPTION
ACT, 1991

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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