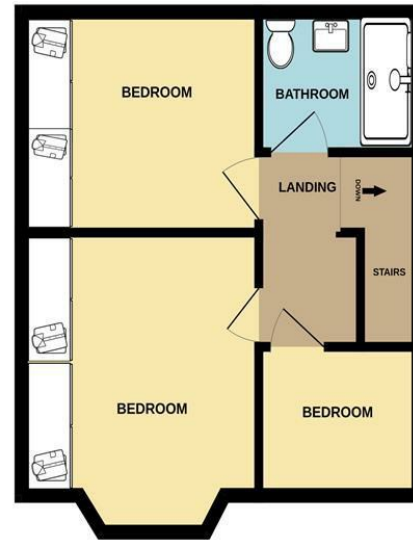




GROUND FLOOR

1ST FLOOR



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.  
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# Embleton Road, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	70	
(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	



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £259,950



## Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the sales market this well presented three bedroom semi detached property which is located within this popular residential area of North Shields. Offering two reception rooms, modern kitchen and shower room, private South West facing garden, block paved driveway parking and a garage.

Briefly comprising: Entrance porch to a welcoming hallway with stairs to the first floor. The open plan lounge/diner has a feature fireplace and boasts a dual aspect with a bay window to the front and sliding patio doors to the rear garden. The breakfast room overlooks the rear garden and leads to the kitchen which has modern fitted wall and base units with granite worktops. Integrated appliances include a gas hob, electric oven, extractor fan and dishwasher, a door from the kitchen offers access to the garage.

To the first floor are three bedrooms which all benefit from fitted wardrobes providing plenty of storage. The fully tiled shower room has under floor heating and consists of a large step in shower, W.C. fitted vanity unit with hand basin and a heated towel rail.

Externally to the rear is a private South West facing garden with a lawn and mature planting. To the front is a lawn, block paved driveway parking and garage with an electric door.

Located in North Shields this property is within walking distance to good local shops, amenities and schools. There are good road links to the City Centre as well as other coastal towns. Tynemouth Village is also within easy reach offering a good selection of local shops and restaurants as well as the award winning Long Sands beach.

### Entrance Porch

### Hallway

### Lounge/Diner

24'1" x 11'10"

### Kitchen

11'8" x 10'8"

### Breakfast Room

9'1" x 8'11"

### Bedroom One

13'6" x 9'0"

### Bedroom Two

10'11" x 10'1"

### Bedroom Three

7'3" x 7'3"

### Shower Room

7'3" x 5'11"

### Externally

To the rear is a private South West facing garden with a lawn and mature planting.

To the front is a lawn, driveway parking and garage with an electric door.

### Tenure

Freehold

