

FOR
SALE

33 DRUMMOND TERRACE, NORTH SHIELDS NE30 2AW
£195,000



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM UPPER FLOOR APARTMENT
- POPULAR RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- CONTEMPORARY KITCHEN
- BEAUTIFUL BATHROOM WC
- SHARED REAR YARD
- EPC RATING C

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ENTRANCE HALLWAY

LANDING

RECEPTION ROOM
15'11 x 12'5

RECEPTION ROOM
12'8 x 8

KITCHEN
12 x 6'2

BEDROOM
14'11 x 10'9

BEDROOM
9'10 x 7'9

BATHROOM WC
8'3 x 5'2

REAR YARD

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Immaculately presented and full of character, this beautiful two-bedroom upper floor apartment effortlessly blends contemporary style with period charm. Offering generous accommodation, a superb layout and presented in amazing condition throughout, it is sure to appeal to a wide range of buyers, from first-time purchasers to professionals and those looking to downsize.

The property is accessed via a welcoming entrance hallway with stairs leading to the first-floor landing, where doors open to both bedrooms and the main reception room. The spacious living room features an attractive fireplace and flows seamlessly into a second reception area, creating a versatile space for relaxing, dining or entertaining. The stylish contemporary kitchen is fitted with a good range of units, contrasting worktops, an integrated oven, gas hob and extractor hood. From here there are doors to the bathroom and stairs leading down to the shared rear yard.

Both bedrooms are light and airy, while the beautifully appointed bathroom comprises a bath with shower over, pedestal wash basin and low level WC.

Externally, the shared rear yard enjoys a decked seating area and attractive raised beds, providing a pleasant outdoor space. There is also a bike shed.

Situated on sought-after Drummond Terrace in North Shields, the property enjoys a fabulous location close to a wide range of local shops, cafés and amenities. Excellent transport links, including the Metro, provide easy access to Newcastle and the coast, while the vibrant Fish Quay, Tynemouth and beautiful beaches are all within easy reach, making this a superb place to call home.

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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) A		
(81-91) B		
(69-80) C	70	73
(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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