

FOR  
SALE

20 B NORTHUMBERLAND SQUARE, NORTH SHIELDS NE30 1PX  
£399,950



#### 2 BEDROOM MAISONETTE

- STUNNING TWO BEDROOM MAISONETTE
- IMMACULATEDLY PRESENTED THROUGHOUT
- CONTEMPORARY DINING KITCHEN & FAMILY ROOM
- IMPRESSIVE LIBRARY/STUDY
- SHOWER ROOM WC & BATHROOM WC
- ROOF TERRACE
- EPC RATING C

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COMMUNAL ENTRANCE

ENTRANCE HALLWAY

FIRST FLOOR LANDING

STUDY/LIBRARY  
15'1 x 7'11

ROOF TERRACE

DINING KITCHEN & FAMILY ROOM  
21'2 x 15'2

BEDROOM  
15'1 x 13

SHOWER ROOM  
6'3 x 5'7

SECOND FLOOR LANDING

BEDROOM  
17'2 x 10'8

BATHROOM WC  
10'4 x 8'8

## 20 B NORTHUMBERLAND SQUARE, NORTH SHIELDS NE30 1PX

Embleys are delighted to be instructed in the sale of this stunning maisonette situated within a Georgian listed building and perfectly located within a popular residential and urban area. It boasts a wealth of contemporary and bespoke features with period charm and is ideal for a range of buyers.

With over 1300 square feet of accommodation set over two floors, this immaculately presented property comprises of a communal entrance leading to the grand entrance hallway with stairs up to the first floor. To the first floor there is an impressive library/study with doors leading out to the roof terrace and the fabulous and contemporary dining kitchen and family room which easily accommodates a seating area and an Island layout. The kitchen benefits from a good range of units with Quartz worktops and integrated appliances including eye level oven, microwave oven, induction hob, extractor hood, dishwasher and fridge freezer. The Island also includes a breakfast bar. The first stylish and spacious bedroom is also on this floor as well as a lovely shower room with walk in rainfall shower, pedestal wash basin and low level WC. On the second floor there is another light and airy bedroom with bespoke fitted wardrobes and a good sized, contemporary bathroom with free standing bath, walk in rainfall shower, countertop washbasin and low level WC.

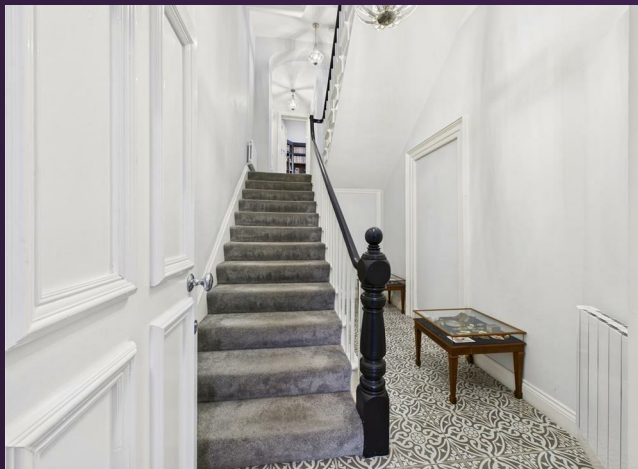
The amazing condition, generous size and exceptional features of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

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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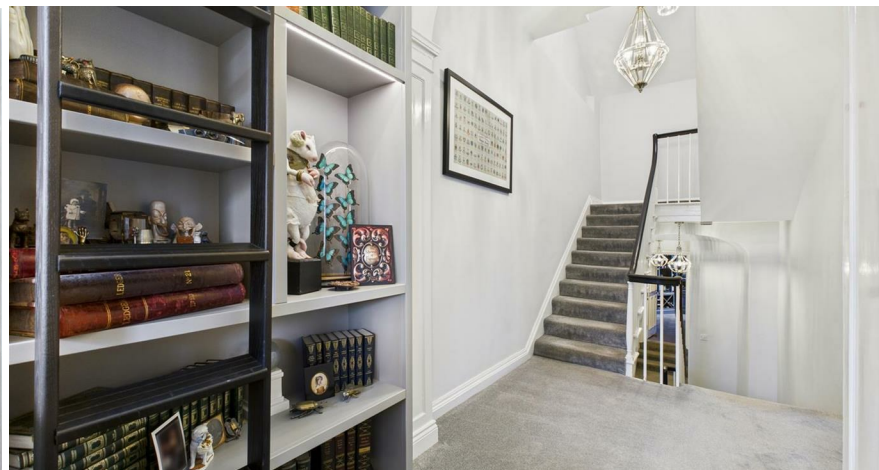


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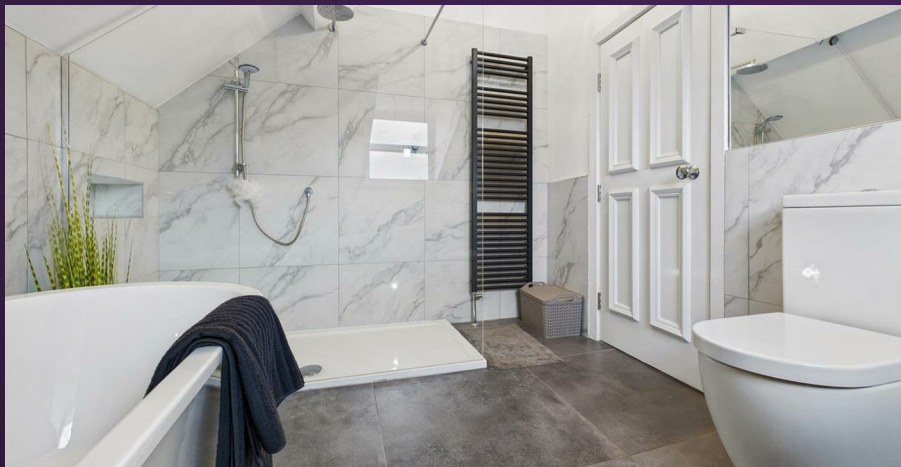


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#### SMOKE ALARMS

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>76</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		

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