



Embleton Road | North Shields | NE29 8BB

£275,000

We just love the size and space that this highly sought after semi-detached home has to offer. Within walking distance to St Thomas More high school, local shops, bus routes and close to excellent transport links. Showcasing an extensive corner plot with large gardens, multi-car driveway and double length garage which partially accommodates a useful utility room. There is a welcoming and spacious entrance porch and hallway, front facing lounge with feature bay window and has, log effect fire, fabulous open family dining kitchen with large Velux window and French doors allowing maximum light into the room, fitted kitchen with integrated appliances, exposed brickwork, stable door to the garden area, utility and access into large garage. Spacious landing area, three bedrooms, two with fitted wardrobes, contemporary and stylish bathroom with forest waterfall shower. The outdoor space is exceptional, with lawn, decking and summerhouse. Generous, block paved front driveway with space for at least two cars. This lovely family home also offers no onward chain!

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**Sought After Semi on
Extensive Plot
Large Side and Rear Gardens
Multi Car Driveway, Double
Length Garage
No Onward Chain**

**Lounge With Bay, Open Family
Dining Kitchen
Entrance Porch, Hallway,
Utility
Three Bedrooms, Gorgeous
Bathroom
Excellent Transport Links**

For any more information regarding the property please contact us today

ENTRANCE PORCH: (front) 9'1 x 2'8 (2.7m x 0.6m), tiled flooring, double glazed windows, door to:

ENTRANCE HALLWAY: (front) spacious hallway, radiator, under stairs cupboard, feature turned staircase, contemporary flooring

LOUNGE: (front) 12'2 x 14'7 (3.7m x 4.3m), feature bay double glazed window, log effect fire, radiator, stained glass window

KITCHEN: (rear) 17'2 x 8'6 (5.2m x 2.4m), gorgeous open plan kitchen/dining area incorporating a range of base, and drawer units, contrasting worktops, integrated gas hob, electric double oven, one and half bowl sink with mixer taps, spotlights to ceiling, Velux window, double glazed windows, door to rear garden

DINING AREA: (rear) 10'3 x 9'7 (3m x 2.7m), French doors to rear garden, exposed brick wall, two pillar radiator.

UTILITY ROOM: (rear) 7'1 x 5'5 (2.1m x 1.5m), plumbing for washing machine, double glazed window, door to rear garden

FIRST FLOOR LANDING: turned staircase, double glazed window

FAMILY BATHROOM: (rear) 7'3 x 6'0 (2.1m x 1.8m), shower over bath with additional rainfall shower, vanity sink unit with taps, low level w.c. with push button cistern, chrome ladder radiator, double glazed window, spotlights to ceiling

BEDROOM ONE: (front) 13'7 x 11'0 (3.9m x 3.4m), feature bay double glazed window, fitted mirror sliding wardrobes, radiator

BEDROOM TWO: (rear) 11' x 10'3 (3.4m x 3m), double glazed window, fitted wardrobes, radiator

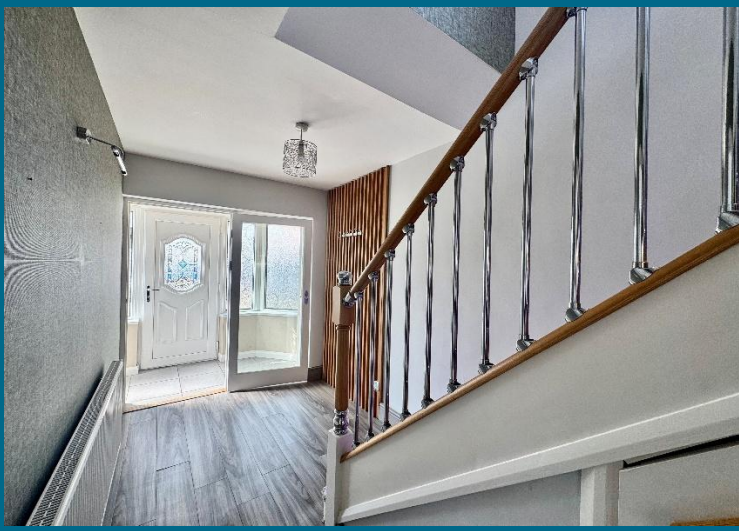
BEDROOM THREE: (front) 7'5 x 7'2 (2.1m x 2.1m), double glazed window, radiator

EXTERNALLY: beautiful enclosed rear garden with lawn, decking, summerhouse and fenced borders. Double block paved driveway to the front and double garage

T: 0191 2463666

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any



TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: C

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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