

FOR
SALE

78 TINTERN CRESCENT, NORTH SHIELDS NE29 8PG
£210,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- SPACIOUS LOUNGE DINER
- BREAKFASTING KITCHEN & UTILITY ROOM
- CONTEMPORARY BATHROOM WC
- FRONT & SIDE GARDEN
- SECLUDED REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY
8'8" x 4'10"

LOUNGE DINER
24'0" x 10'5"

BREAKFASTING KITCHEN
13'3" x 7'3"

UTILITY ROOM
8'10" x 4'11"

LANDING
9'1" x 2'9"

BEDROOM ONE
12'10" x 10'8"

BEDROOM TWO
13'9" x 8'9"

BEDROOM THREE
11'8" x 5'5"

BATHROOM WC
8'8" x 5'7"

FRONT GARDEN

REAR GARDEN

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This beautiful, semi detached house is perfectly located in a sought after residential area. It boasts a wealth of contemporary features and is ideal for a range of buyers.

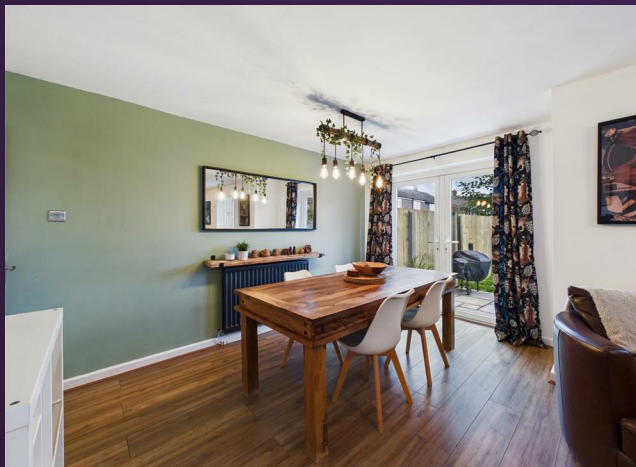
With over 900 square feet of accommodation set over two floors, this immaculately presented property consists of stairs up to the first floor and doors to the lounge diner and breakfasting kitchen. The light and spacious lounge diner easily accommodates a six seater dining table as well as a lounge area with feature panelled wall. The contemporary breakfasting kitchen has a good range of units with contrasting worktops and breakfast bar, integrated oven, induction hob and chimney hood with space for a dishwasher. There is also a utility room with spaces for further appliances and a door leading out to the side of the property. To the first floor there are two good sized double bedrooms, one with fitted wardrobes, feature panelling and a built in storage cupboard, a smaller third bedroom and a beautiful, family bathroom benefitting from a panelled bath, walk in shower, pedestal wash basin and low level WC. Externally there is substantial, laid to lawn front garden, side garden and a secluded rear garden with lawn and patio area.

The amazing condition and 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. The public transport is excellent and includes the metro system, the local schools are highly sought after and the diverse scenery makes it attractive to retired couples, young couples, first time buyers and families.

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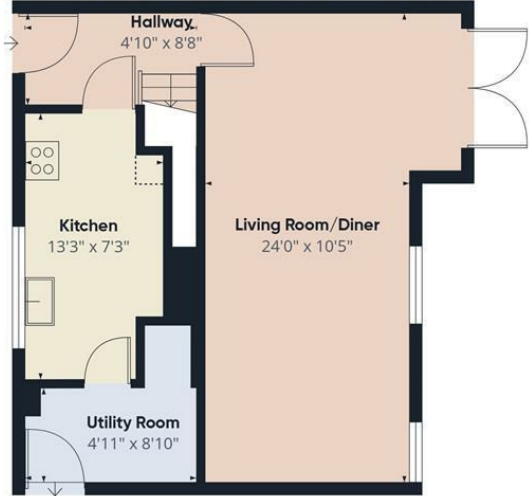
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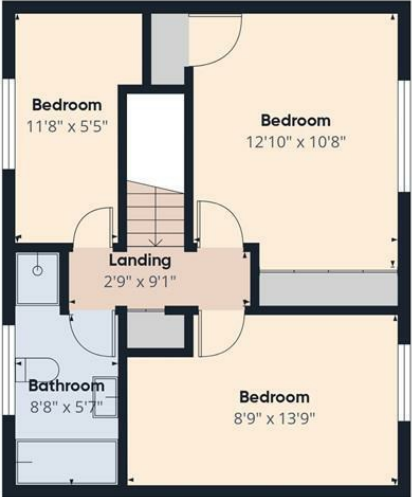
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Floor 0



Floor 1

Approximate total area⁽¹⁾
908 ft²
Reduced headroom
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

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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		
(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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