

FOR
SALE

39 BEACH CROFT AVENUE, NORTH SHIELDS NE30 3ST
£375,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- FABULOUS LOCATION
- RECEPTION ROOM
- CONTEMPORARY KITCHEN DINER
- MODERN BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
13'5 x 13

KITCHEN DINER
20'5 x 10'7

LANDING

BEDROOM ONE
14'6 x 11'3

BEDROOM TWO
13'3 x 9'5

BEDROOM THREE
8'11 x 8'4

BATHROOM WC

7 x 5'6

GARAGE
25'1 x 8'2

FRONT GARDEN

REAR GARDEN

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This well presented semi detached house was built in the 1950s and is perfectly located in a much sought after residential area. It displays a variety of modern features, has no upper chain and is ideal for a range of buyers.

With over 1100 square feet of accommodation set over two floors, this lovely property consists of a vestibule and welcoming entrance hallway with stairs up to the first floor and doors to the reception room and kitchen diner. The light and modern reception room has a bow window and feature fireplace and the contemporary kitchen diner easily accommodates a family dining table. The kitchen benefits from a range of units with contrasting worktops and an integrated eye level oven and induction hob, with space for a fridge freezer. To the first floor there are two double bedrooms, a smaller third bedroom and a modern, family bathroom benefitting from a panelled bath with shower over, a pedestal wash basin and low level WC. Externally there is an attached garage, a front garden with lawn, planted borders and driveway parking and a substantial rear garden with patio, lawn and mature shrubs.

The superb layout and fabulous 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, and the diverse scenery makes it attractive to retired couples, young couples and families.

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(1) Excluding balconies and terraces

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

GIRAFFE360

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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EMBLEYS
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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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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