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FOR  
SALE

23 FONTBURN TERRACE, NORTH SHIELDS NE30 2AE  
£199,950



3 BEDROOM FLAT/APARTMENT

- THREE BEDROOM FIRST FLOOR FLAT
- SOUGHT AFTER RESIDENTIAL LOCATION
- CHARACTERFUL AND IMMACULATEDLY PRESENTED
- SPACIOUS RECEPTION ROOM
- FABULOUS MODERN KITCHEN
- BEAUTIFUL CONTEMPORARY BATHROOM
- SOUTH FACING REAR YARD
- EPC RATING D

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VESTIBULE

LANDING

RECEPTION ROOM  
16'2 x 12'4

KITCHEN  
10'0 x 7'10

BEDROOM ONE  
16'3 x 12'2

BEDROOM TWO  
12'6 x 7'2

BEDROOM THREE  
8'10 x 7'3

BATHROOM WC  
7'5 x 5'5

REAR YARD

## 23 FONTBURN TERRACE, NORTH SHIELDS NE30 2AE

Embleys are delighted to be instructed in the sale of this beautiful, characterful first floor flat which is perfectly located within a sought after residential location. It boasts a variety of contemporary features with period charm and is ideal for a range of buyers.

With over 700 square feet of accommodation, this first floor flat consists of a vestibule with stairs leading up to the landing and doors to a elegant reception room and three stylish spacious bedrooms. From the reception room there is a contemporary kitchen with a range of wall, base, drawer units and contrasting worktops with single oven and four ring gas hob, chimney hood with integrated dishwasher with space for a fridge freezer. There are doors giving access to the fabulous contemporary bathroom with vanity washbasin, panelled bath with rainfall over shower and low level WC.

Externally the property has a well presented south facing rear yard with patio providing a seating area.

The generous size and superb layout 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.

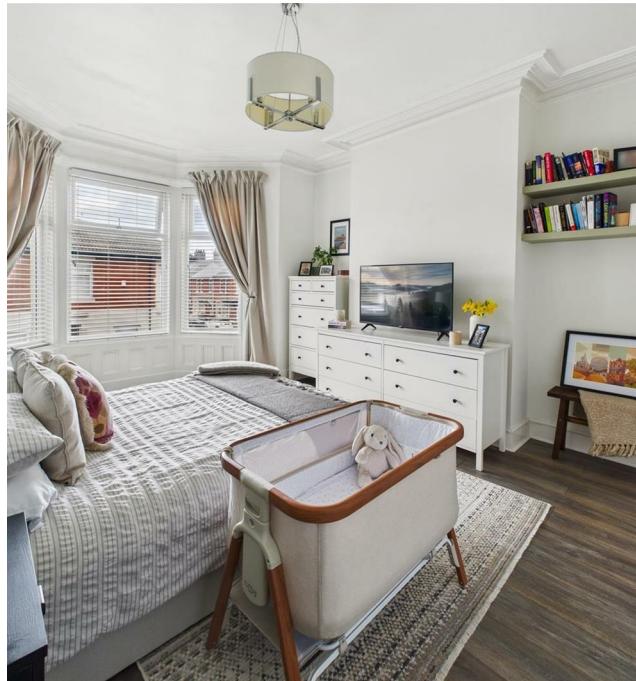
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#### SMOKE ALARMS

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.

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	68	
(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 (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		

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