Embleton Road, North Shields

Offers Over £170,000

2 1 1 E

RICHARDSONS

Embleton Road
North Shields, NE29 8BB

- SEMI - DETACHED HOUSE
- CONSERVATORY
- LARGE BACK GARDEN
- CHAIN FREE
- OPEN PLAN LOUNGE/DINER
- LOFT ROOM
- DOUBLE DRIVEWAY
- EPC RATING E

Offers Over £170,000

Richardsons are pleased to offer for sale this two bedroom semi-detached house situated on Embleton Road, North Shields.
This property is immaculately presented throughout and benefits from generous living space across both floors.

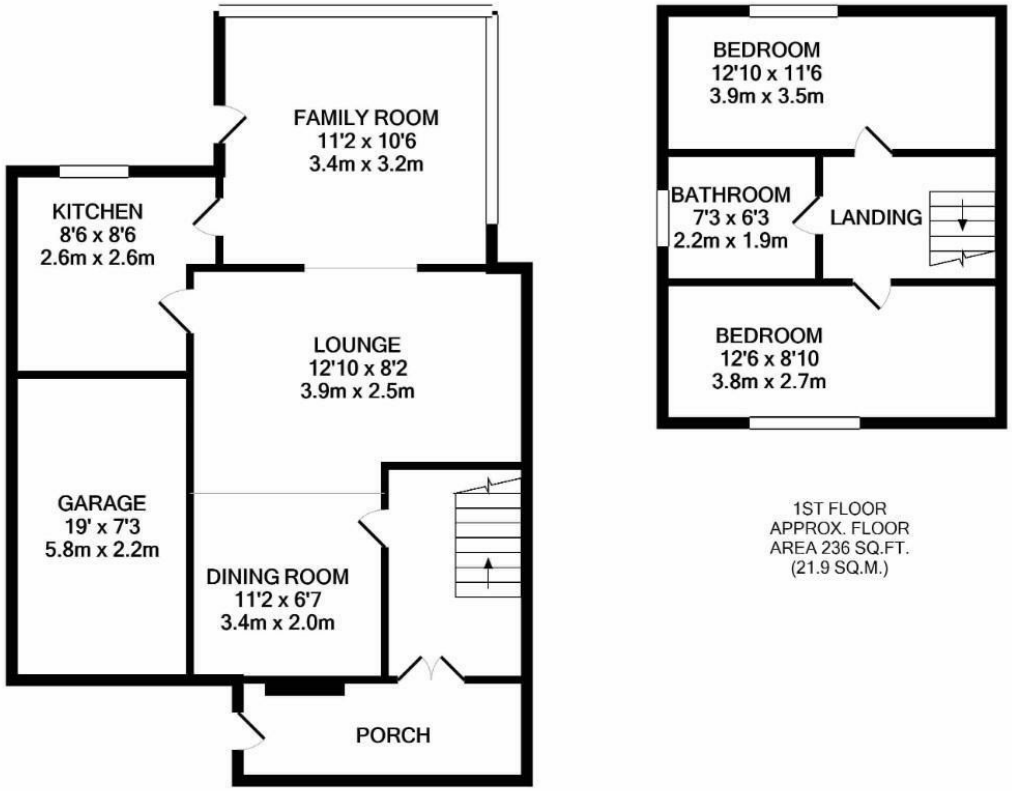
The property comprises: A large newly fitted porch area leading on to the entrance hall, a very spacious well presented lounge with feature fireplace, open plan leading to the dining area. The property offers a new modern kitchen extension, porch and conservatory with a door leading to the kitchen. Two good sized bedrooms, with built in fitted wardrobes. Modern kitchen with fitted wall and base units, integrated electric oven, microwave and a gas hob. The bathroom offers a double standing shower.

Externally there is an attractive large back garden as well as a double driveway and a garage.

The property has double glazing, gas central heating and is situated within a popular residential area, giving ease of access to Tynemouth Village, North Shields Town Centre and Fish Quay, as well as public transport links and local schools.

Approximate measurements
Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

Lounge/Diner	12'9" x 11'1" (3.9 x 3.4)
Kitchen	8'6" x 7'2" (2.6 x 2.2)
Conservatory	11'1" x 10'5" (3.4 x 3.2)
Porch	9'6" x 3'7" (2.9 x 1.1)
Hallway	5'6" x 11'1" (1.7 x 3.4)
Garage	7'2" x 19'0" (2.2 x 5.8)
Bedroom 1	12'9" x 11'5" (3.9 x 3.5)
Bedroom 2	12'5" x 8'10" (3.8 x 2.7)
Bathroom	7'2" x 6'2" (2.2 x 1.9)
Landing Space	7'2" x 6'6" (2.2 x 2.0)



1ST FLOOR
APPROX. FLOOR
AREA 236 SQ.FT.
(21.9 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 557 SQ.FT.
(51.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 793 SQ.FT. (73.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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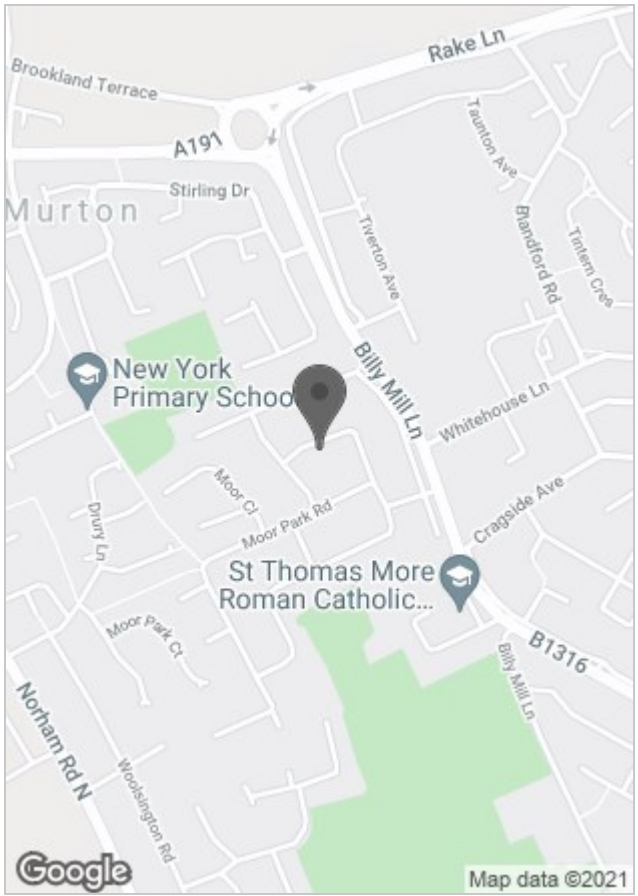

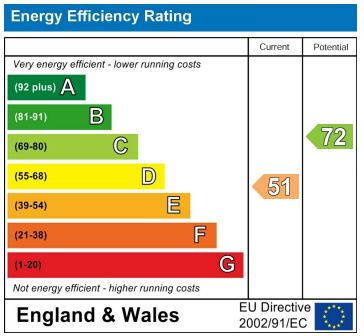

Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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