



Embleton Road, North Shields

Asking Price £180,000

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RICHARDSONS 



# Embleton Road North Shields, NE29 8BB

- 2 BED SEMI-DETACHED
- WELL PRESENTED GARDEN
- GREAT LOCATION
- NO UPPER CHAIN
- SPACIOUS LOUNGE
- DOUBLE DRIVEWAY
- GAS CENTRAL HEATING
- EPC RATING E



Asking Price £180,000



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

The property comprises: An entrance hall, leading to the kitchen which grasps great potential, a very spacious well presented lounge, two good sized bedrooms, with built in fitted wardrobes and a 3 piece bathroom in good condition.

Externally there is an attractive 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.



**Kitchen** 10'2" x 6'5" (3.12m x 1.98m)

**Lounge** 17'1" x 12'7" (5.21m x 3.84m)

**Bedroom one** 12'7" x 11'6" (3.84m x 3.51m)

**Bedroom two** 12'5" x 8'5" (3.81m x 2.59m)

**Approximate measurements**

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





Master Floorplan Image

### Ground Floor

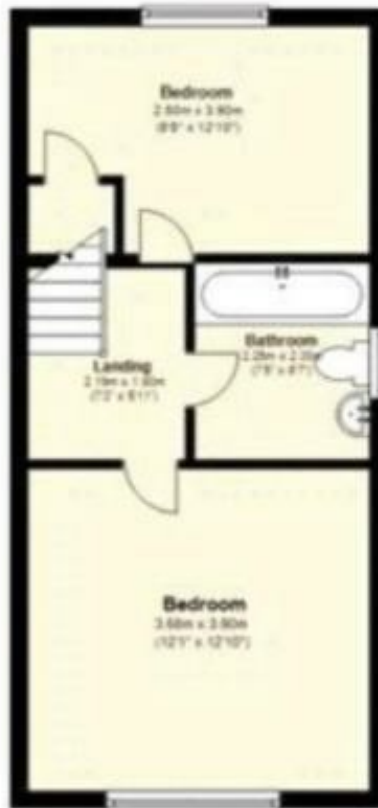
Approx. 49.4 sq metres (531.7 sq feet)



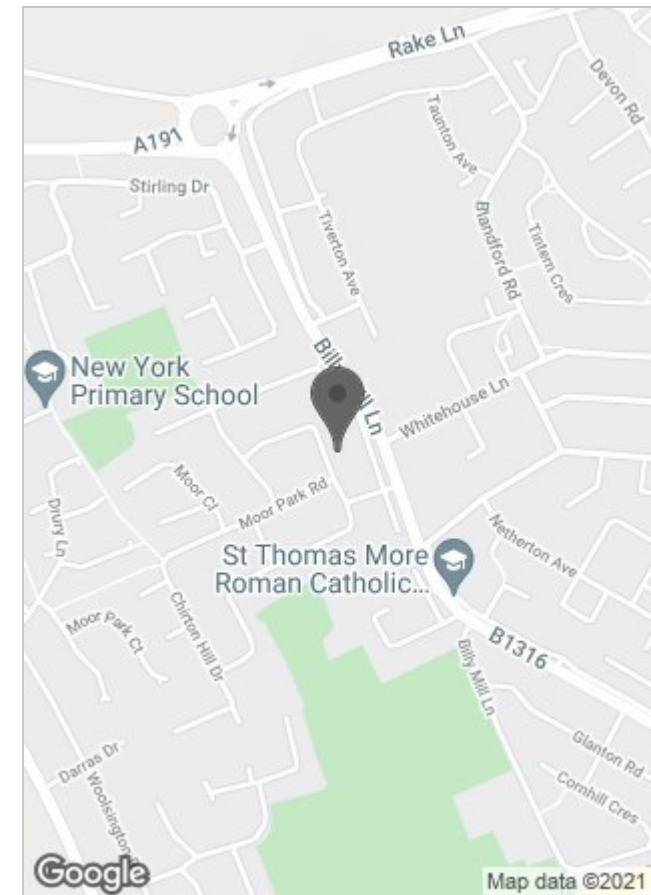
[View in fullscreen](#)

### First Floor

Approx. 33.9 sq metres (365.0 sq feet)



Total area: approx. 83.3 sq. metres (896.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### 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.