



ASKING PRICE

£239,950

Embleton Road

North Shields, NE29 8BB

Nestled on Embleton Road in the charming area of North Shields, this extended two-bedroom semi-detached home offers a delightful blend of modern living and comfort. Upon entering, you are welcomed by a bright entrance porch that leads into a spacious entrance hall. The lounge provides a warm and inviting space, perfect for relaxation or entertaining guests.

The heart of the home is undoubtedly the modern kitchen, which flows seamlessly into a dining area, ideal for casual dining. Additionally, a utility room and a convenient downstairs WC enhance the practicality of this well-designed property.

As you ascend to the first floor, you will find two generously sized double bedrooms, each offering ample space and natural light. A contemporary bathroom with WC completes this level, ensuring that all your needs are met.

Externally, the property boasts off-street parking at the front, providing ease and convenience. The spacious rear garden is a wonderful outdoor space, perfect for enjoying sunny days or hosting gatherings with family and friends.

This home is well presented and ideally located in a popular area, making it an excellent choice for those seeking a comfortable and stylish living environment. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Don't miss the opportunity to make this lovely house your new home.

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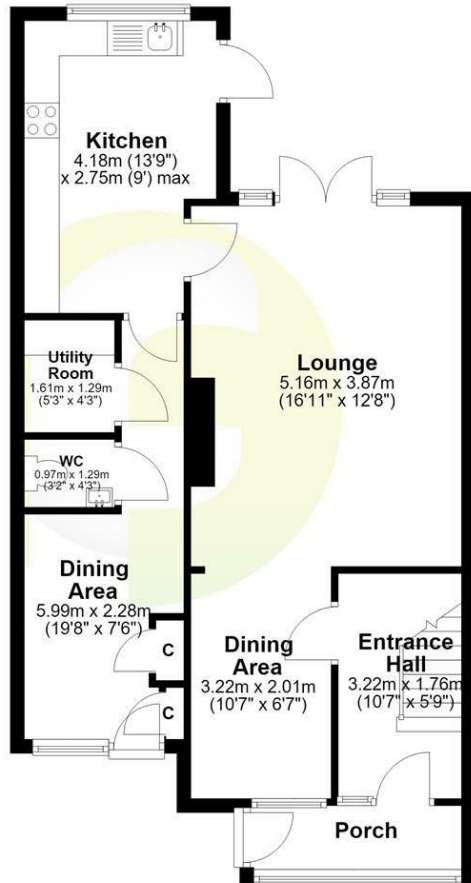
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Ground Floor

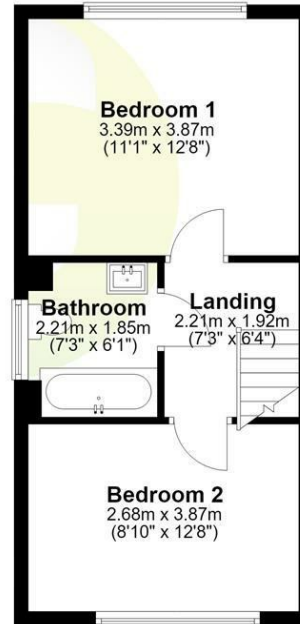
Approx. 61.3 sq. metres (659.4 sq. feet)



Total area: approx. 94.1 sq. metres (1012.4 sq. feet)

First Floor

Approx. 32.8 sq. metres (353.1 sq. feet)



LOCAL AUTHORITY

North tyneside

TENURE

Leasehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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