

FOR
SALE

82 THE WYND, NORTH SHIELDS NE30 2TE
£679,950



5 BEDROOM HOUSE - DETACHED

- STUNNING FIVE BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS AND DINING ROOM
- FABULOUS KITCHEN DINER
- OFFICE & DOWNSTAIRS WC
- FAMILY BATHROOM & TWO ENSUITES
- INTEGRAL GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING C

[VIEW PROPERTY](#)

RECEPTION ROOM
21'1 x 12'3

RECEPTION ROOM
14'5 x 12'10

DINING ROOM
14'1 x 12'6

KITCHEN DINER
20'10 x 17'11

OFFICE
10 x 6'11

DOWNSTAIRS WC

LANDING

BEDROOM ONE
15 x 12'4

ENSUITE
10'8 x 3'3

BEDROOM TWO
17 x 10'9

ENSUITE
8'2 x 6'6

BEDROOM THREE
13'2 x 8'5

BEDROOM FOUR
10'1 x 9

BEDROOM FIVE
10 x 7'1

BATHROOM WC
8'3 x 6'11

GARAGE
16'4 x 15'4

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Embleys are delighted to be instructed in the sale of this immaculately presented, detached house built around 2001. It displays a wealth of modern and contemporary features and is ideal for a family home.

With over 2300 square feet of accommodation set over two floors, this stunning property consists of a vestibule and welcoming entrance hallway with stairs up to the first floor and doors to the reception rooms, dining room and kitchen. Both reception rooms are modern, one with feature panelled wall and fireplace, the other with French doors to the garden. There is also a dining room, office and downstairs WC. The fabulous kitchen diner benefits from a good range of units with Quartz worktops and integrated appliances including eye level double oven, induction hob, fridge freezer and dishwasher. The Island incorporates a breakfast bar and the kitchen also has a log burner. To the first floor there are five bedrooms, two with fitted wardrobes and ensembles including walk in showers, washbasins and WCs. The family bathroom includes a bath with rainfall shower over, vanity wash basin and WC. Externally there is an integral garage, a front garden with driveway parking for up to three cars and a lovely south facing rear garden with lawn, summerhouse, shed and patio.

The amazing condition, superb layout and generous size 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, the local schools are highly sought after and the diverse scenery makes it attractive to retired couples, young couples, first time buyers and families.

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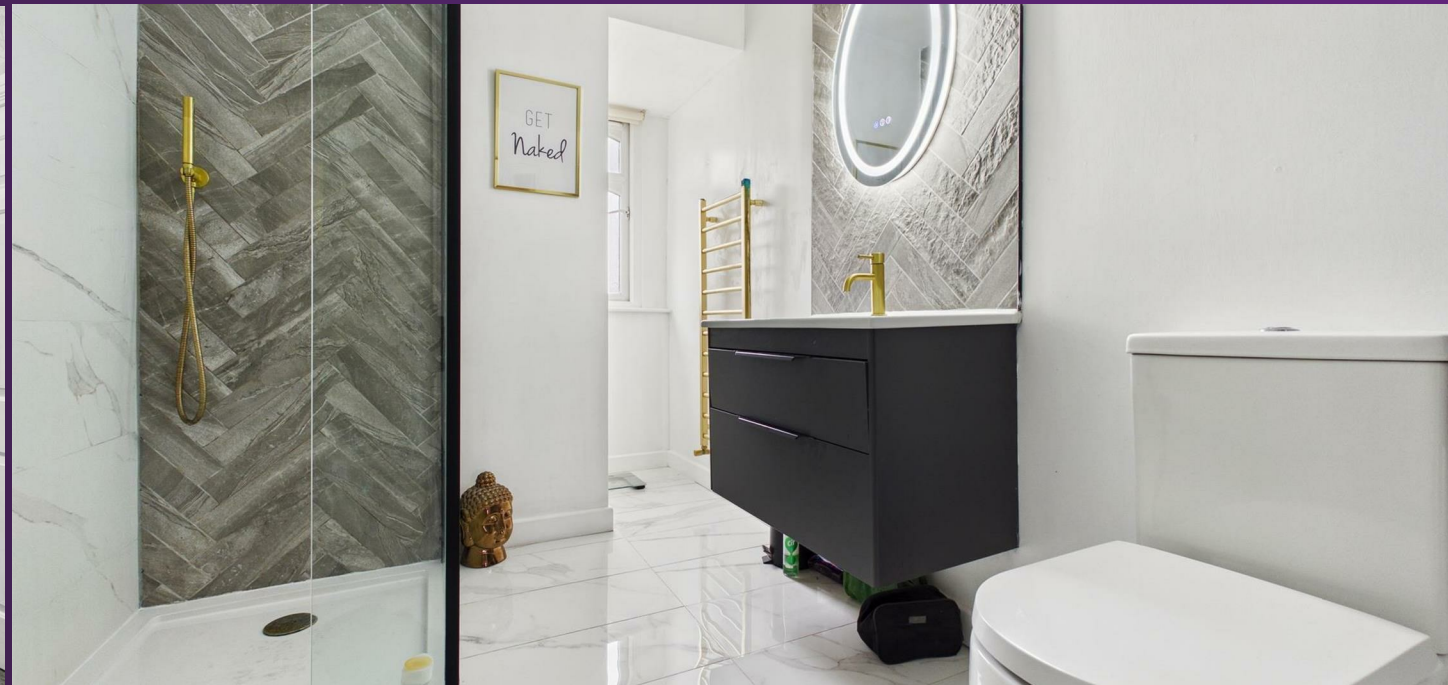
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Floor 0



Floor 1



Approximate total area⁽¹⁾
 2335 ft²

(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

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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.

[VIEW PROPERTY](#)


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.

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Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 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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