

TO LET

58 WASHINGTON TERRACE, NORTH SHIELDS NE30 2HG
£850 PER MONTH



2 BEDROOM FLAT

- TWO BEDROOM GROUND FLOOR FLAT
- UNFURNISHED & AVAILABLE MID APRIL
- RECEPTION ROOM
- MODERN KITCHEN
- BEAUTIFUL BATHROOM WC
- FRONT TOWN GARDEN
- REAR YARD
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
13'4 x 12'1

KITCHEN
13'3 x 6'6

BEDROOM ONE
15'10 x 13'6

BEDROOM TWO
10'2 x 8'7

BATHROOM WC
7'8 x 7'2

FRONT GARDEN

REAR YARD

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This beautiful and characterful ground floor flat was built in the Edwardian era and is perfectly located in a popular residential area. It displays a variety of contemporary features with period charm, is available mid April, is unfurnished and ideal for a range of tenants.

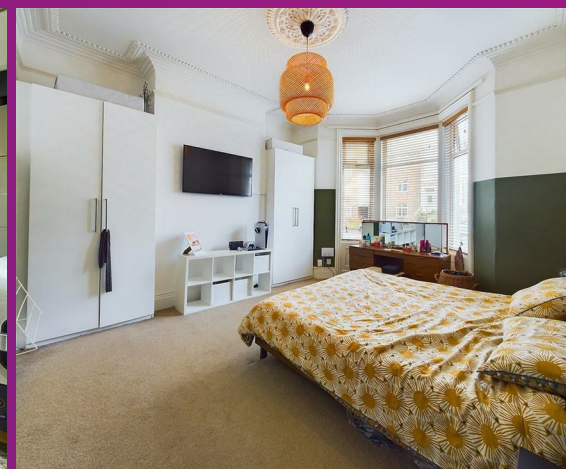
With over 600 square foot of accommodation on offer this lovely property comprises of a vestibule and entrance hallway with storage cupboard, an elegant reception room and a modern kitchen benefitting from a range of units with contrasting worktops, integrated single oven, four ring hob and chimney hood. There are two bedrooms, one of which is currently used as a second reception room and a contemporary bathroom benefitting from panelled bath, walk in shower, pedestal wash basin and low level WC. Externally there is a front town garden and rear yard.

The generous size and fabulous location 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, 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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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