

FOR
SALE

11 BEACHBOROUGH CLOSE, NORTH SHIELDS NE29 9JD
£140,000



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM SECOND FLOOR APARTMENT
- ALLOCATED PARKING BAY
- SPACIOUS RECEPTION ROOM
- MODERN KITCHEN
- BATHROOM WC
- EPC RATING C

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HALLWAY

RECEPTION ROOM
14'11 x 13'4

KITCHEN
9'4 x 8'6

BEDROOM ONE
13 x 8'9

BEDROOM TWO
9'4 x 7'4

BATHROOM WC
8'9 x 5

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This lovely and modern second floor apartment was built circa 2003 and is perfectly located in a popular residential area. It boasts a wealth of modern features and is ideal for a range of buyers. With over 570 square foot of accommodation this charming property comprises of a hallway, spacious reception room and modern kitchen benefitting from a range of units, contrasting worktops and integrated appliances including double oven, induction hob, extractor hood, fridge freezer, dishwasher and washing machine. There are two stylish bedrooms and a modern bathroom benefitting from a panelled bath with rainfall shower over, pedestal wash basin and low level WC. Externally there is an allocated car parking space.

The generous size, superb layout 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. A short walk away from the property are Tynemouth Village and Northumberland Park. The nearby 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	77	77
(69-80) C		
(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 (CO ₂) 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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