

FOR
SALE

21 WOODLANDS, NORTH SHIELDS NE29 9JT
£700,000



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- LOCATED IN A CUL DE SAC WITHIN HIGHLY SOUGHT AFTER AREA
- TWO SPACIOUS RECEPTION ROOMS & SNUG
- KITCHEN DINER & ORANGERY
- BATHROOM WC & DOWNSTAIRS WC
- DOUBLE GARAGE, SUN ROOM & WORKSHOP
- FRONT GARDEN WITH MULTIPLE DRIVEWAY PARKING
- SECLUDED SOUTH FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM
21 x 11'2

RECEPTION ROOM
20'2 x 11'9

SNUG
11 x 9'2

KITCHEN DINER
18'11 x 12'4

ORANGERY
20'5 x 10

DOWNSTAIRS WC

LANDING

BEDROOM
19'2 x 11'10

BEDROOM
12'3 x 11'10

BEDROOM
12'11 x 6'4

BEDROOM
15'3 x 9

BATHROOM WC
10'2 x 8'11

GARAGE
21'1 x 16'1

SUN ROOM
19'7 x 9'6

WORKSHOP
15'3 x 9'11

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A rare opportunity to acquire this substantial four-bedroom detached family home, built in 1971 and occupying a generous south-facing plot within the highly sought-after residential cul-de-sac of Woodlands, North Shields. Renowned for its peaceful setting and family-friendly atmosphere, Woodlands is one of the area's most desirable addresses, conveniently located close to well-regarded schools, local amenities, transport links and the beautiful North Tyneside coastline. Offering spacious accommodation throughout, a superb layout and excellent scope for enhancement, this is an ideal family home.

The property opens with a spacious and impressive entrance hallway with storage and cloaks cupboards, staircase to the first floor, access to the principal rooms and a door leading to the side yard. There are two generously proportioned reception rooms, one benefiting from a dual aspect and feature built-in fireplace, the other with a door to the orangery. There is also a snug. The kitchen diner offers space for family dining and is fitted with a range of wood units, contrasting worktops, integrated oven, electric hob, extractor hood, fridge, freezer and washing machine. Completing the ground floor are a bright and spacious orangery and a convenient downstairs WC.

To the first floor are four well-proportioned double bedrooms, all with fitted wardrobes, two bedrooms also have built in dressing tables and two bedrooms have additional eaves storage. The modern family bathroom features a bath, walk-in shower, bidet, wash basin and WC.

Externally, the property boasts a detached double garage, sun room and workshop. To the front is a garden and ample driveway parking for multiple vehicles. The secluded rear garden enjoys a desirable southerly aspect and features extensive lawned areas, mature shrubs and planted borders, providing a wonderful space for families, entertaining and outdoor living.

A fabulous family home in an exceptional location, offered with no upper chain.

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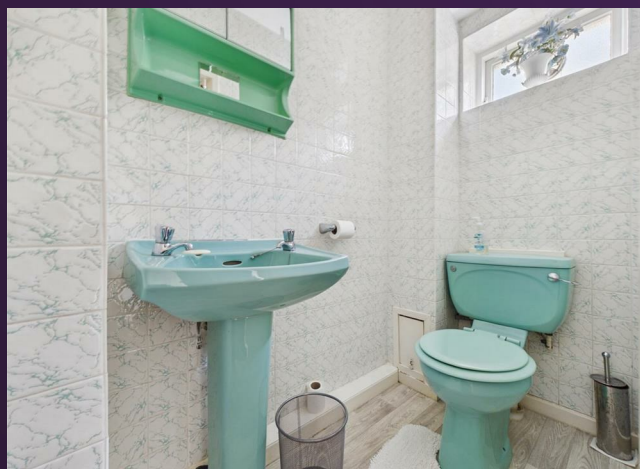
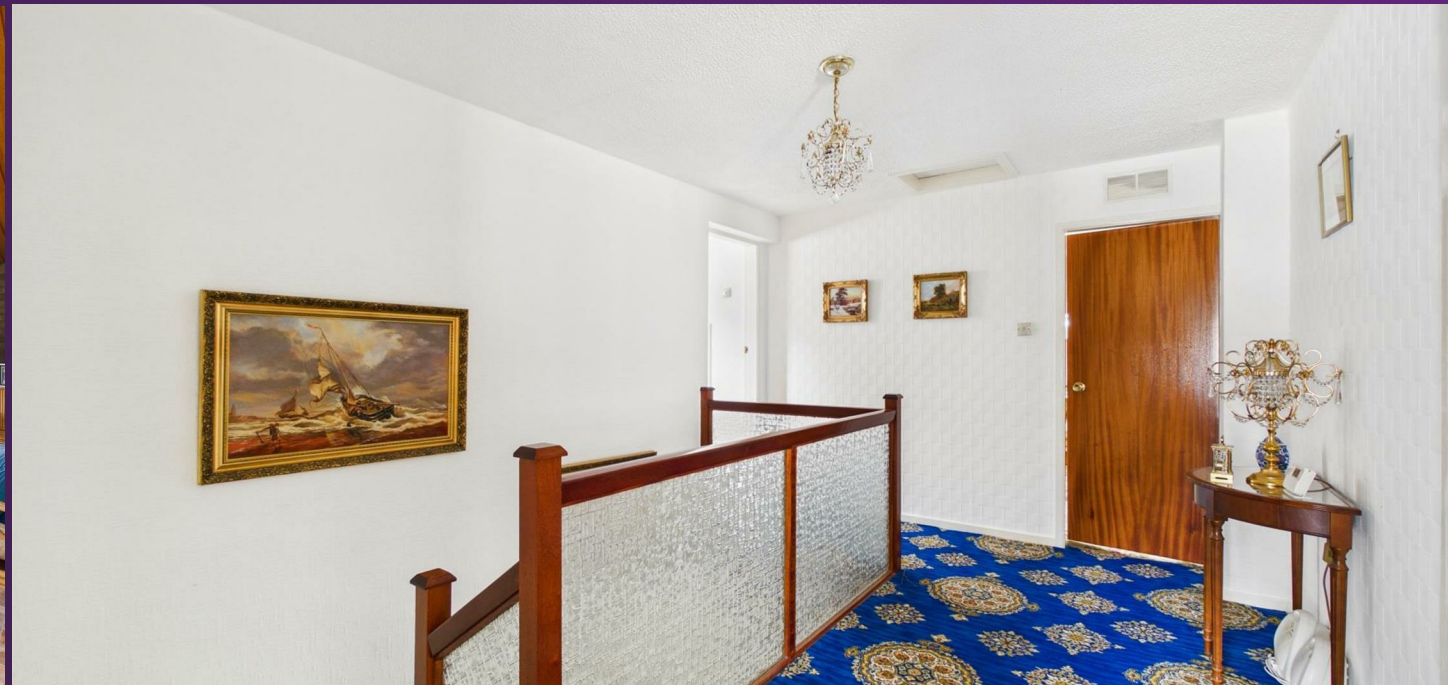
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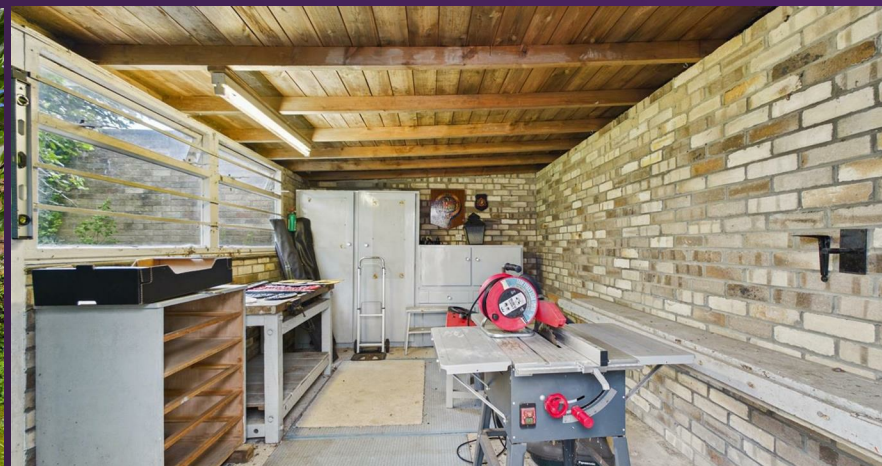
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SMOKE ALARMS

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	57	
(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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