

TO LET

25 QUANTOCK CLOSE, NORTH SHIELDS NE29 9QD
£950 PER CALENDAR MONTH



3 BEDROOM MAISONETTE

- THREE BEDROOM MAISONETTE
- RECENTLY RENOVATED
- SOUGHT AFTER RESIDENTIAL LOCATION
- CONTEMPORARY LOUNGE, KITCHEN/DINER
- BEAUTIFUL SHOWER ROOM WC
- FRONT GARDEN
- EPC RATING C
- AVAILABLE NOW
- UNFURNISHED

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ENTRANCE HALLWAY

BEDROOM
11'7" x 6'3"

LANDING

LOUNGE, KITCHEN/DINER
22'3" x 11'2"

BEDROOM
7'2" x 9'5"

BEDROOM
6'7" x 10'9"

SHOWER ROOM
4'5" x 5'9"

FRONT GARDEN

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This recently renovated maisonette is perfectly located in a sought after residential area. It displays a variety of modern features, is unfurnished, available now and is ideal for professionals and couples.

With over 580 square foot of accommodation, this three bedroom property is set over two floors and consists of an entrance hallway with stairs leading up to the first floor, under stairs storage and door leading to a bedroom with built in cupboards that could also be used as an office space. To the first floor there are two further bedrooms, an open plan lounge kitchen diner and a modern shower room WC. The open plan lounge kitchen diner is modern and benefits from a range of units with contrasting worktops, single oven and four ring hob with chimney hood and integrated fridge freezer. The beautiful shower room consists of a walk in shower, vanity wash basin and low level WC. Externally there is a front garden.

The superb layout and amazing condition of this property makes for an exciting opportunity which can only be truly 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 and families.

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Floor 0



Floor 1

Approximate total area^m
593.24 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.

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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) 4 BED B	76	77
(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



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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