

FOR
SALE

80 WASHINGTON TERRACE, NORTH SHIELDS NE30 2HE
£169,950



VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
16'0 x 13'0

KITCHEN
15'4 x 8'8

UTILITY ROOM

BEDROOM
16'9 x 12'11

BATHROOM WC
7'2 x 5'0

FRONT TOWN GARDEN

SHARED REAR YARD

1 BEDROOM FLAT/APARTMENT

- ONE BEDROOM GROUND FLOOR APARTMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS RECEPTION ROOM
- CONTEMPORARY KITCHEN & UTILITY ROOM
- MODERN BATHROOM WC
- FRONT TOWN GARDEN
- SHARED REAR YARD
- EPC RATING C

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80 WASHINGTON TERRACE, NORTH SHIELDS NE30 2HE

This beautiful and characterful, ground floor flat was built circa 1907 and is perfectly located in a sought after residential area. It boasts a wealth of contemporary features with period charm and is ideal for a range of buyers.

With over 710 square feet of accommodation, this well presented property consists of a vestibule and welcoming entrance hallway with doors to the reception room, kitchen, bedroom and bathroom. The elegant and generously sized reception room has a bay window and recess to chimney breast with wood beam and log burner. The fabulous kitchen benefits from a good range of contemporary units with contrasting worktops and a breakfast bar. Integrated appliances include an eye level double oven, gas hob, chimney hood, fridge freezer and dishwasher. There is also a utility room with space for a washing machine and door to the rear yard. The bedroom is spacious and stylish and the modern bathroom benefits from a bath with shower over, a wall mounted wash basin and low level WC. Externally there is a front town garden and shared rear yard.

The generous size, condition 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 the diverse scenery makes it attractive to retired couples, young couples and families.

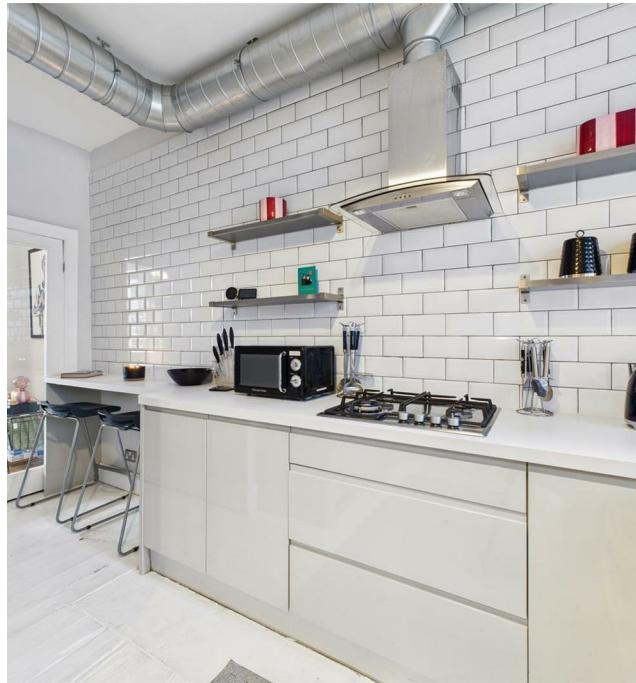
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SMOKE ALARMS

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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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