

# TO LET

3 SURREY ROAD, NORTH SHIELDS NE29 7ND  
£875 PER CALENDAR MONTH



## 3 BEDROOM HOUSE - MID TERRACE

- THREE BEDROOM MID TERRACE PROPERTY
- AVAILABLE NOW & UNFURNISHED
- LIGHT & SPACIOUS LOUNGE
- LOVELY KITCHEN
- MODERN BATHROOM WC
- FRONT & REAR GARDENS
- SOUGHT AFTER RESIDENTIAL LOCATION
- EPC RATING C

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ENTRANCE HALLWAY  
3'10" x 7'11"

LOUNGE  
14'7" x 12'1"

KITCHEN  
10'11" x 8'3"

BATHROOM WC  
6'5" x 5'0"

LANDING

BEDROOM  
11'8" x 11'5"

BEDROOM  
10'7" x 9'0"

BEDROOM  
6'9" x 8'10"

FRONT GARDEN

REAR GARDEN

### 3 SURREY ROAD, NORTH SHIELDS NE29 7ND

This well presented, three bedroom, mid terrace house is perfectly located in a sought after residential area. It boasts a wealth of modern features, is available now, unfurnished and ideal for a range of tenants. With over 650 square feet of accommodation set over two floors, this lovely presented property consists of an entrance hallway with stairs up to the first floor and doors to the lounge with access to the kitchen and bathroom. The modern kitchen consists of a range of units with contrasting worktops, a single oven and access to the rear garden. The downstairs bathroom WC has a panelled bath with shower over, pedestal washbasin and low level WC.

To the first floor there are three good sized bedrooms and externally there is a front garden and a rear garden.

The fabulous location and generous size 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 modernisation. 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, first time buyers and families.



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Floor 0



Floor 1

Approximate total area<sup>1)</sup>  
671.77 ft<sup>2</sup>

(1) 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

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

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