

FOR
SALE

32 WINDSOR GARDENS, NORTH SHIELDS NE29 9AZ
£395,000



4 BEDROOM HOUSE - TERRACED

- FOUR BEDROOM MID TERRACE HOUSE
- WELL CONVERTED & PRESENTED
- TWO RECEPTION ROOMS
- MODERN KITCHEN DINER
- BATHROOM WC & ENSUITE
- FRONT TOWN GARDEN
- REAR YARD
- EPC RATING PENDING

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
14'11 x 12'9

RECEPTION ROOM
13'2 x 12'4

KITCHEN DINER
16'4 x 8'11

LANDING

BEDROOM ONE
15'6 x 10'8

BEDROOM TWO
13'3 x 12'6

BEDROOM THREE
9'6 x 6'5

BATHROOM WC
9 x 6'1

BEDROOM FOUR
20'7 x 14'11

ENSUITE
7'1 x 6'4

FRONT TOWN GARDEN

REAR YARD

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This beautifully converted and presented 4-bedroom mid-terrace in the highly desirable Windsor Gardens area of North Shields combines period charm with modern comforts. Set over three floors, the property offers generous living space, a superb layout, and exceptional features, making it ideal for families.

The home opens into a welcoming vestibule and spacious entrance hallway with stairs leading to the first floor and doors to two well-proportioned reception rooms and the kitchen diner. The front reception room boasts a feature fireplace with log burner and a bay window, while the rear reception is equally impressive with a period wood fireplace and direct access to the rear garden.

The modern kitchen diner offers space for a six-seater dining table and features a range of units with wood worktops, integrated appliances including an eye-level oven, gas hob, and space for a fridge freezer, washing machine, and tumble dryer.

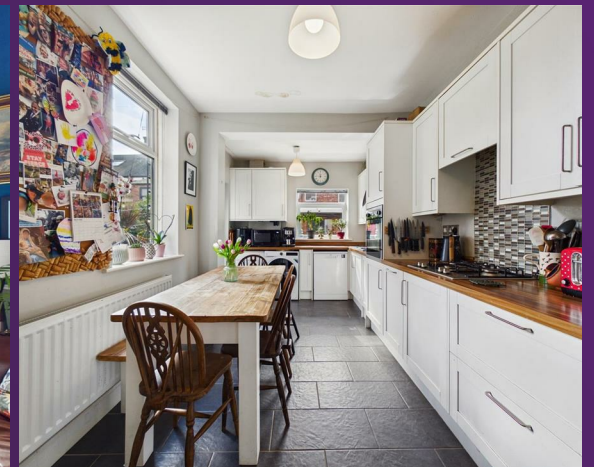
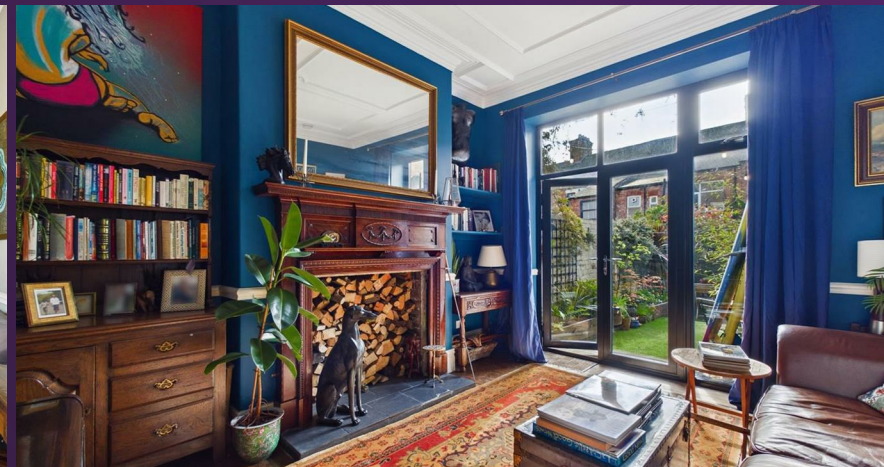
On the first floor, there are three bedrooms – two generous doubles, one with fitted wardrobes and a built-in window seat to the bay window – plus a family bathroom with a bath, shower over, pedestal wash basin, and WC. The top floor hosts a light and spacious fourth bedroom with a contemporary en-suite, complete with walk-in shower, vanity wash basin, and integrated WC.

Externally, the property benefits from a front town garden and a rear yard with artificial grass, raised flower beds, and an outhouse.

Windsor Gardens is a sought-after area in North Shields, close to excellent local amenities, schools, and parks. North Shields itself is a vibrant coastal town with a historic quayside, excellent shopping, cafes, and easy access to beaches, ferry services, and nearby Newcastle, offering the perfect balance of convenience and coastal charm.

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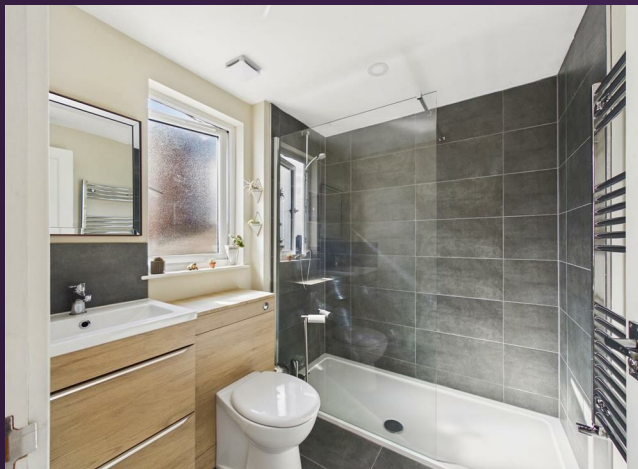
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SMOKE ALARMS

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		
(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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