

**1 BERESFORD ROAD**  
**NORTH SHIELDS NE30 3JQ**  
**£440,000**

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- **THREE BEDROOM SEMI DETACHED BUNGALOW**
- **DESIGNED BY AN AWARD WINNING ARCHITECT**
- **STUNNING LOUNGE WITH MEZZANINE LEVEL**
- **ATTACHED DOUBLE GARAGE**
- **CONTEMPORARY DINING KITCHEN**
- **FRONT GARDEN WITH DRIVEWAY PARKING FOR FOUR CARS**
- **STYLISH FAMILY BATHROOM WC**
- **SOUTH FACING REAR GARDEN**
- **EPC RATING D**

Embleys are delighted to be instructed in the sale of this superb, semi detached bungalow, built in 1960, interiorly designed by an award winning architect and perfectly located within a much sought after residential area. It boasts an abundance of stunning bespoke features and includes integrated CCTV throughout the property along with smart lighting, dual zone heating and photocell controlled external lighting and all doors feature integrated glazing to let light through. This beautiful property is ideal for a variety of buyers.

This is a three bedroom property comprising of lounge with mezzanine level, dining kitchen, three bedrooms and bathroom WC. Externally: double attached garage, front garden with driveway parking, South facing rear garden.

The amazing condition, exceptional features and fabulous location of this property makes for an exciting opportunity which can only be appreciated by a visit.

Whitley Bay is a beautiful seaside town situated alongside Cullercoats, known for its seamless merging of old and new, vibrant and peaceful. The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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**ENTRANCE HALLWAY**

Enter through a composite front door with glazed insert into the light and welcoming entrance hallway. With ceiling coving, single radiator, double doors into the lounge and doors to the bedrooms and bathroom WC.

**LOUNGE**

**21'2" x 11'11"**

(measurements into recess)

Stunning, bright and rear facing lounge with ceiling coving, two double radiators and TV point. However the outstanding features of this room are the vaulted ceiling and light shaft with remote controlled Velux window including integrated electric blind and also the spiral staircase to the mezzanine level. Bespoke grey sliding doors leading into the dining kitchen.

**MEZZANINE LEVEL**

**13'3" x 11'3"**

This beautiful space overlooks the lounge with a glass balustrade, recessed ceiling spotlights and TV point.



**DINING KITCHEN**

**25'9" x 10'0", 18'9" x 7'1"**

Fabulous, contemporary and L-shaped dining kitchen which easily accommodates space for a six seater dining table. Benefitting from high gloss wall, base and drawer units with contrasting worktops incorporating one and a half bowl sink, drainer, mixer taps and tiled splash backs. Integrated appliances include eye level double oven, induction hob, chimney hood, dishwasher, wine cooler and bin storage. Space for American style fridge freezer. There are light tunnels, a UPVC double glazed window and bespoke grey sliding doors to the rear garden which all provide an abundance of natural light. There are also recessed ceiling spotlights, single radiator and door to the garage.

**BEDROOM ONE**

**15'7" x 9'8"**

(not including wardrobes) Bedroom one is stylish and front facing with ceiling coving, recessed ceiling spotlights, UPVC double glazed window, fitted wardrobes, TV point and double radiator.

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**BEDROOM TWO**

9'9" x 12'7"

(measurements not including wardrobes)

Bedroom two is bright and front facing with ceiling coving, UPVC double glazed window, fitted wardrobes and double radiator.

**BEDROOM THREE**

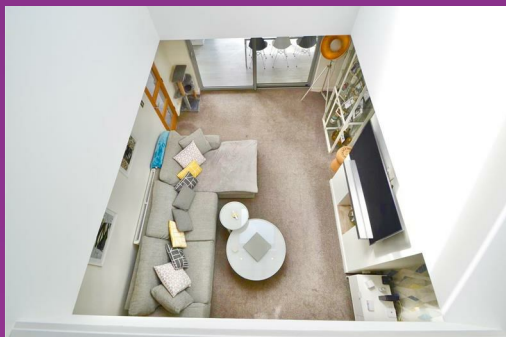
10'1" x 8'11"

Bedroom three is modern and side facing with ceiling coving, UPVC double glazed window, fitted wardrobes, loft access and single radiator.

**BATHROOM WC**

9'1" x 6'10"

Beautiful and modern family bathroom benefitting from walk in rainfall shower, vanity washbasin with storage beneath including shaver charge point and integrated WC. There are recessed ceiling spotlights, partially tiled walls, chrome towel warmer, extractor fan, tiled flooring and UPVC double glazed obscured window.



**GARAGE**

22'3" x 16'5"

Attached, double garage complete with lighting, power, water tap and UPVC double glazed window. There is a utility area with wall and base units, worktop and space and plumbing for a washing machine and tumble dryer. Door leading to rear garden and up and over garage door.

**FRONT GARDEN**

Private and low maintenance paved front garden with driveway parking for up to four cars. The boundary is marked by a wall.

**REAR GARDEN**

Impressive, private and South facing rear garden with ample patio space for seating and dining, beds and borders with a wide variety of mature shrubs and plants, external power points and a fenced boundary.

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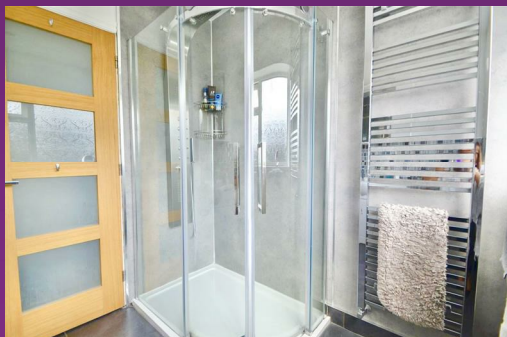
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## Smoke Alarms

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.

## 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
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

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