

E
FOR
SALE

81 HAMPTON ROAD, NORTH SHIELDS NE30 3HQ
£265,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION ON MARDEN ESTATE
- TWO RECEPTION ROOMS
- CLASSIC KITCHEN
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

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ENTRANCE HALLWAY

RECEPTION ROOM ONE
13'0 x 11'0

RECEPTION ROOM TWO
10'6 x 8'0

KITCHEN
8'10 x 8'0

LANDING

BEDROOM ONE
12'7 x 11'7

BEDROOM TWO
11'7 x 8'9

BEDROOM THREE
7'10 x 7'9

BATHROOM WC
6'4 x 5'4

GARAGE

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this three bedroom semi detached house which is perfectly located in a sought after residential area, with no upper chain and is ideal for a range of buyers.

With over 960 square foot of accommodation, this three bedroom house is set over two floors and comprises of a light entrance hallway with doors leading to a spacious reception room and stairs to the first floor. From the first reception room there are sliding doors giving access to a further reception room leading to a classic kitchen. The kitchen benefits from wall, base and drawer units with contrasting worktops, space for an oven with doors leading to an attached garage. To the first floor there are three bedrooms, two with fitted wardrobes and a view overlooking the green. There is a good sized family bathroom with a panelled bath, pedestal washbasin and low level WC. Externally the property has a large attached garage with electric door, front garden with driveway parking and a south facing rear garden.

The fabulous location and huge potential of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Cullercoats is set around a stunning half-moon bay of soft sandy beach, imposing cliffs, caves and rock pools. Perfectly located between Tynemouth and Whitley Bay, Cullercoats benefits from all of their associated amenities, whilst maintaining a smaller, more intimate and more exclusive feel. It enjoys exceptional public transport links to its neighbouring towns, convenient for the metro, excellent schools and a good selection of local shopping and cafe culture. There's a lovely artists community along this part of the coast, reflective of the more laid back pace of life which Cullercoats has to offer.

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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 | | 84 |
| (69-80) C | | 69 |
| (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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