

**90 HOWDON ROAD**  
**NORTH SHIELDS NE29 6ST**  
**£129,950**

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- **THREE BEDROOM TERRACED HOUSE**
- **LOUNGE**
- **KITCHEN DINER**
- **BATHROOM WC**
- **POPULAR LOCATION**
- **PRIVATE REAR GARDEN WITH WESTERN ASPECT**
- **GENEROUS SIZE/SUPERB LAYOUT**
- **EPC C**

This beautiful, well presented, mid terrace house located in a residential area, boasts a variety of modern features and is ideal for a variety of buyers.

This is a three bedroom property set over two floors. Ground floor: Lounge, kitchen diner, study.

First floor: Three bedrooms, bathroom WC. External: Rear garden.

The generous size and superb layout 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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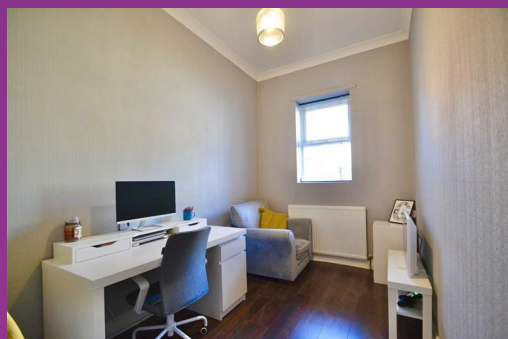
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**ENTRANCE HALLWAY**  
Enter through UPVC double glazed front door, into spacious entrance hallway with under stairs cupboard, UPVC double glazed window with obscured glass and doors leading to lounge, study and kitchen diner.

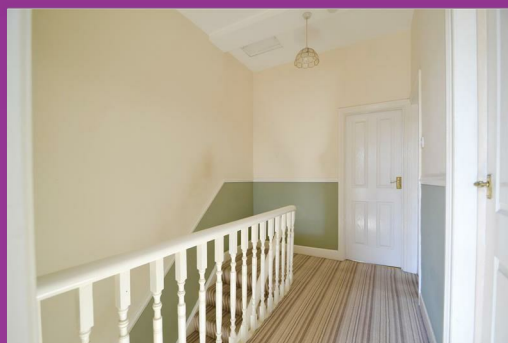


**KITCHEN DINER**  
**15'10" x 11'7"**  
The fabulous, contemporary kitchen diner benefits from high gloss wall, base and drawer units with contrasting worktops incorporating one and a half bowl sink with drainer, mixer tap and tiled splash backs. Integrated appliances include fridge freezer, eye level double oven, five ring gas hob, chimney hood and space for a washing machine. There is a four seater breakfast bar, recess spotlights, double radiator, combi boiler and UPVC double glazed window and door with glass insets leading to rear garden.

**LOUNGE**  
**15'1" x 11'8"**  
(Measurements into recess)  
The lounge is stylish and front facing, with ceiling coving, ceiling rose, UPVC double glazed windows with obscured glass, TV point and double radiator. There is a feature fireplace with gas fire, marble insert and wood surround.



**STUDY**  
**12'9" x 7'1"**  
The study is stylish and versatile with ceiling coving, single radiator, UPVC double glazed window and TV point.



**LANDING**  
The landing is bright and spacious, with loft access dado rail and doors leading to all bedrooms and bathroom WC.

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**BEDROOM ONE**

15'9" x 9'7"

(Measurement into wardrobes)

Bedroom one is rear facing, with fitted storage, UPVC double glazed window and single radiator.



The private rear garden has a Westerly aspect with paved area, split level decking, water tap and walled boundary with gate access to rear lane.

**BEDROOM TWO**

15'1" x 11'7"

(Measurement into recess)

Bedroom two is spacious and front facing, with ceiling coving, storage to one recess, UPVC double glazed window with paneling beneath and single radiator.



**BEDROOM THREE**

7'10" x 7'2"

Bedroom three is front facing, with ceiling coving, UPVC double glazed window with paneling beneath and single radiator.



**BATHROOM WC**

12'8" x 7'0"

The bathroom is contemporary and good sized with integrated bath, rainfall shower, low level WC, vanity wash basin, tiled walls and flooring. There is a UPVC double glazed window with obscured glass, ceiling spotlights, towel warmer and airing cupboard.



**REAR GARDEN**

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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

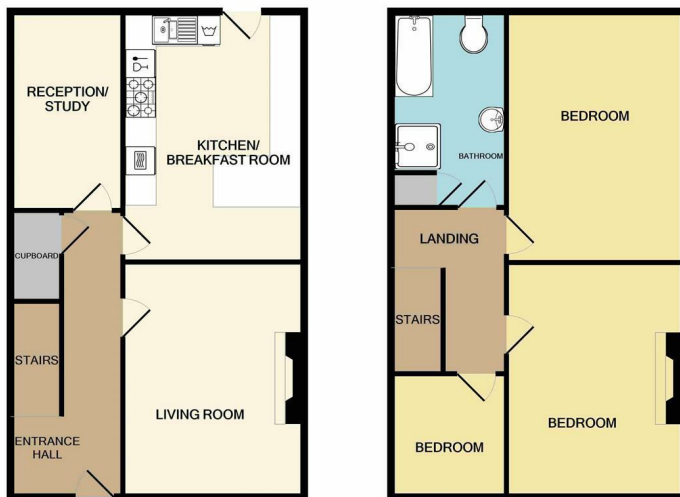
The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.



## 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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 589 SQ.FT.  
(54.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 589 SQ.FT.  
(54.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1178 SQ.FT. (109.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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>87</b>
(69-80) <b>C</b>	<b>70</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		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		
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		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

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