

TO LET

14 STEPHENSON HOUSE, NORTH SHIELDS NE30 1QA
£795 PER CALENDAR MONTH



2 BEDROOM FLAT

- TWO BEDROOM APARTMENT
- SECOND FLOOR WITH LIFT ACCESS
- AVAILABLE UNFURNISHED
- ONE ALLOCATED PARKING SPACE
- EPC RATING B
- AVAILABLE NOW

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HALLWAY
11'7" x 2'11"

KITCHEN/LOUNGE
18'8 x 15'10"

BEDROOM ONE
11'10 x 11'6

BEDROOM TWO
10'3 x 9'11

BATHROOM
7'2 x 4'8

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Available to rent is this well-presented two-bedroom second-floor apartment within Stephenson House, North Shields.

The property offers a bright and spacious open-plan living area, with a modern fitted kitchen including an integrated oven and electric hob. The layout provides plenty of space for both relaxing and dining, making it a lovely room to enjoy day to day.

There are two good-sized double bedrooms and a bathroom fitted with a shower over the bath, WC and wash hand basin. The apartment is offered unfurnished, with laminate flooring and roller blinds throughout, giving tenants the freedom to make the space their own.

Perfectly positioned for enjoying everything North Shields has to offer, the apartment is close to a great selection of local shops, cafés, restaurants and everyday amenities. The ever-popular Fish Quay is also nearby, with its riverside setting, waterside walks, restaurants and leisure facilities. For those who enjoy the coast, Tynemouth and the wider North Tyneside coastline are just a short distance away.

For commuters, North Shields Metro is just a short 5 minute walk from the property and provides easy connections towards Newcastle, Tynemouth and Whitley Bay, while the A19 and Tyne Tunnel make travelling by road straightforward.

With lift access, allocated parking and a fantastic location, this is a great opportunity for anyone looking for a well-connected home with the coast, riverside and local amenities all close by.

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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) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

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