

**E**  
FOR  
SALE

28 PARK TERRACE, NORTH SHIELDS NE30 2HA  
OFFERS OVER £199,950



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM FIRST FLOOR FLAT
- MUCH SOUGHT AFTER RESIDENTIAL LOCATION
- VIEWS OVERLOOKING PARK
- TWO SPACIOUS RECEPTION ROOMS
- CONTEMPORARY KITCHEN
- BEAUTIFUL BATHROOM WC
- REAR YARD
- EPC RATING D

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VESTIBULE

RECEPTION ROOM ONE  
17'0 x 13'10

RECEPTION ROOM TWO  
14'7 x 10'11

KITCHEN  
9'2 x 7'6

LANDING

BEDROOM ONE  
10'9 x 9'8

BEDROOM TWO  
9'10 x 9'5

BATHROOM WC  
8'1 x 7'8

REAR YARD

## 28 PARK TERRACE, NORTH SHIELDS NE30 2HA

Embleys are delighted to be instructed in the sale of this beautiful, characterful first floor flat which is perfectly located within a sought after residential location with views overlooking the park. It boasts a wealth of contemporary features with period charm and is ideal for a range of buyers.

With over 750 square feet of accommodation, this first floor flat consists of a vestibule with stairs leading up to the landing and doors to a grand reception room with a bay window and stunning period feature fireplace, leading to the second reception room with bespoke display shelving unit and space for a six seater dining table. There are two stylish bedrooms one with period painted cast iron fireplace. From the second reception room there is a contemporary kitchen with a range of wall, base, drawer units and contrasting worktops with oven and four ring induction hob, chimney hood with space for appliances. There are doors giving access to the beautiful bathroom with pedestal washbasin, panelled bath with shower over and low level WC. Externally the property has a well presented rear yard with space for seating area.

The amazing condition and superb layout of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

North Shields is a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization. North Shields enjoys beaches and parks, Quays and shopping, history and modern facilities. The public transport is excellent and includes the metro system, and the diverse scenery makes it attractive to retired couples, young couples and families.

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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		
(69-80) C		75
(55-68) D	68	
(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 (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		

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