

FOR
SALE

33 BUTTERMERE ROAD, NORTH SHIELDS NE30 3AS
£230,000



4 BEDROOM HOUSE - MID TERRACE

- FOUR BEDROOM MID TERRACE TOWNHOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- LOUNGE
- BREAKFASTING KITCHEN
- MODERN FAMILY BATHROOM WC
- FRONT TOWN GARDEN & SECLUDED REAR GARDEN
- LARGE DETACHED GARAGE
- EPC RATING D

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LOUNGE
14'9" x 12'1"

BREAKFASTING KITCHEN
13'6" x 12'3"

LANDING

BEDROOM ONE
11'1" x 12'1"

BEDROOM TWO
10'4" x 6'5"

BATHROOM WC
7'3" x 5'4"

LANDING

BEDROOM THREE
11'1" x 12'2"

BEDROOM FOUR
10'3" x 12'2"

FRONT GARDEN

REAR GARDEN

GARAGE
12'7" x 12'9"

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This beautiful and well presented, mid terraced townhouse is perfectly located in a sought after residential area. It boasts a wealth of modern features, and is ideal for a range of buyers.

This lovely four bedroom property is set over three floors and comprises of a lounge with doors leading to a contemporary breakfasting kitchen benefitting from a good range of units with contrasting worktops, single oven with 4 ring hob and chimney hood and also space for a fridge freezer. There is a three seater breakfasting bar, a cupboard housing the boiler and doors to the rear yard. From the kitchen, there are stairs leading to the first floor with doors to two bedrooms and a modern family bathroom. The family bathroom benefits from a panelled bath with rainfall shower over, pedestal washbasin and low level WC. There are stairs up to the second floor which leads to two further bedrooms with views over green fields. Externally the property has a front town garden, a secluded rear garden with a door leading to a large detached garage. The fabulous location 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 modernization.

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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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		79
(69-80) C		
(55-68) D	59	
(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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