

FOR
SALE

14 HARTBURN ROAD, NORTH SHIELDS NE30 3RH
£345,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- TWO STYLISH RECEPTION ROOMS
- OPEN PLAN KITCHEN DINER
- UTILITY SPACE
- BEAUTIFUL FAMILY BATHROOM WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- PRIVATE REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM ONE
12'2 x 11'5

RECEPTION ROOM TWO
13'10 x 11'3

KITCHEN DINER
16'5 x 8'10 & 8'7 x 7'9

UTILITY SPACE
9'5 x 6'1

LANDING

BEDROOM ONE
11'7 x 10'3

BEDROOM TWO
11'3 x 10'3

BEDROOM THREE
8'5 x 7'10

BATHROOM WC
8'5 x 8

FRONT GARDEN

REAR GARDEN

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This beautiful and characterful property, built in the 1950s, is perfectly located in a highly sought after residential area. It boasts an array of contemporary features and is ideal for a range of buyers.

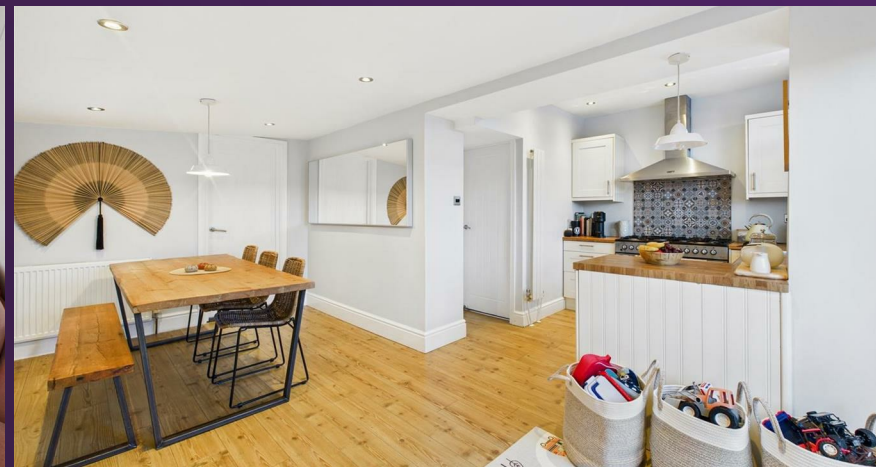
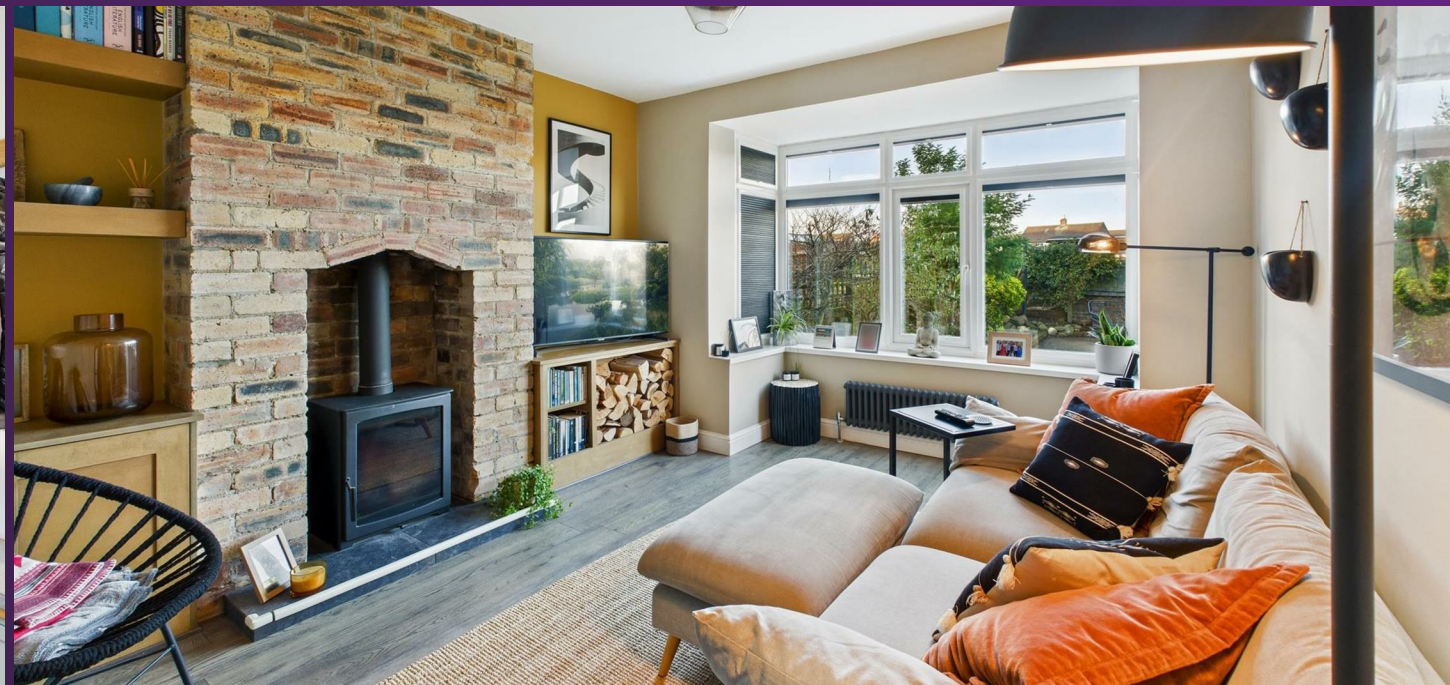
With over 1100 square feet of accommodation set over two floors, this stunning property consists of a bright and airy entrance hallway with decorative tiled flooring and stairs to the first floor. There are two stylish reception rooms both featuring bay windows and the rear facing room with a feature exposed brick chimney breast and log burner. The fabulous kitchen diner easily accommodates a six seater family dining table and benefits from a good range of wall, base and drawer units with contrasting worktops, space for a range oven with chimney hood over, integrated fridge and dishwasher. There are doors giving access to the rear garden and utility space which includes further units and space for appliances. To the first floor there are three stylish bedrooms with beautiful features throughout including a featured fireplace to one and plantation shutters to another. There is a good sized, contemporary bathroom with a free-standing slipper bath, walk in rainfall shower, vanity washbasin and low-level WC. Externally there is a front garden with driveway parking and a large private rear garden with lawn and patio.

The amazing condition, superb layout and fabulous location 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 the diverse scenery makes it attractive to retired couples, young couples and families.

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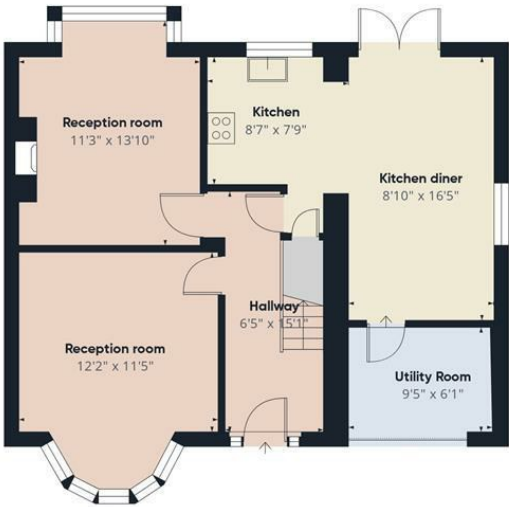


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Floor 0



Floor 1



Approximate total area⁽¹⁾
1113 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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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.

VIEW PROPERTY



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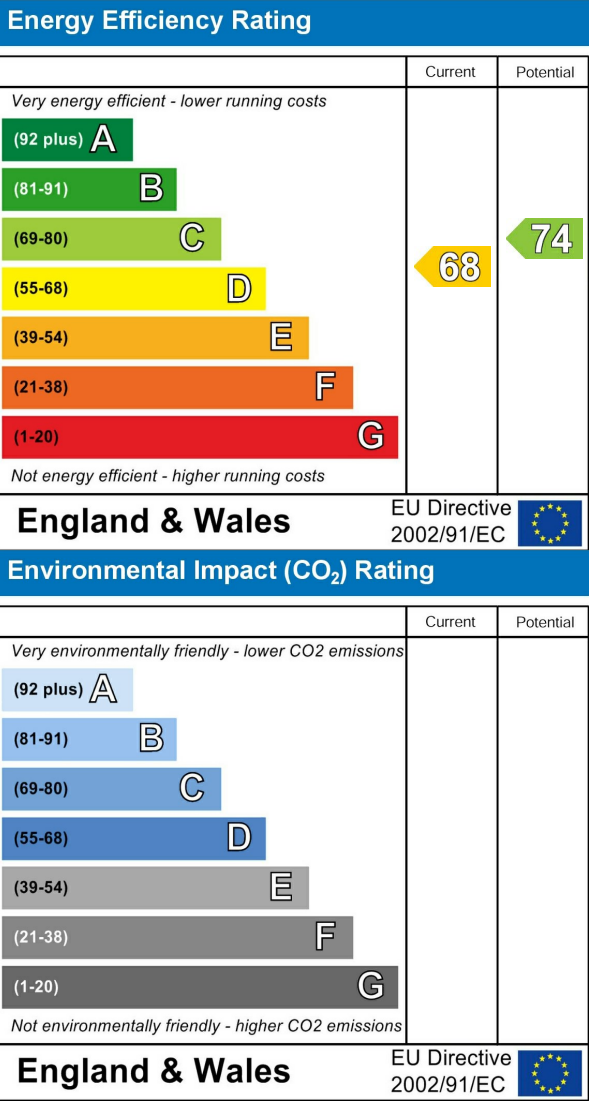
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THE PROPERTIES MISDESCRIPTION
ACT, 1991

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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