

47 CAMBO PLACE
NORTH SHIELDS NE30 3RJ
£82,000



- **TWO BEDROOM FIRST FLOOR FLAT**
- **LOUNGE**
- **KITCHEN**
- **SHOWER ROOM WC**
- **AMPLE COMMUNAL PARKING BAYS**
- **NO UPPER CHAIN**
- **EPC RATING C**

This flat is located on the first floor of a building situated within a popular residential location with no upper chain. It displays a variety of features and is ideal for a range of purchasers. This two bedroom apartment briefly comprises; lounge, kitchen, two bedrooms, shower room WC. Externally: ample communal parking bays to front. The location and potential 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 diverse scenery makes it attractive to retired couples, young couples and families.

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ENTRANCE HALLWAY

Enter through UPVC front door into 'L' shaped entrance hallway with two built in storage cupboards and doors to all rooms.

LOUNGE

15'6" x 11'7"

The lounge is front and side facing with two UPVC double glazed windows, night storage heater and TV point.

KITCHEN

12'3" x 6'7"

Kitchen benefiting from wall, base and drawer units with contrasting worktops incorporating single bowl sink with mixer taps, drainer and tiled splash backs. There is space for 50cm electric cooker, space for washing machine and UPVC double glazed window.

BEDROOM ONE

13'3" x 9'6"

Bedroom one is side facing with UPVC double glazed window and night storage heater.

BEDROOM TWO

11'5" x 7'5"

Bedroom two is side facing with UPVC double glazed window.

SHOWER ROOM WC

7'2" x 5'10"

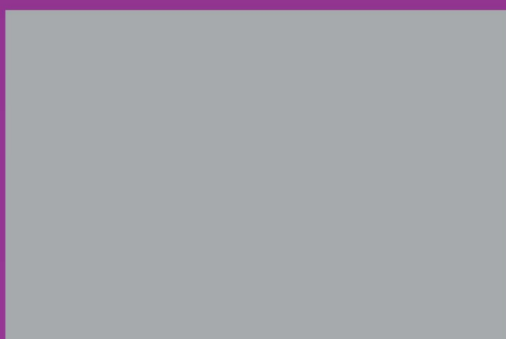
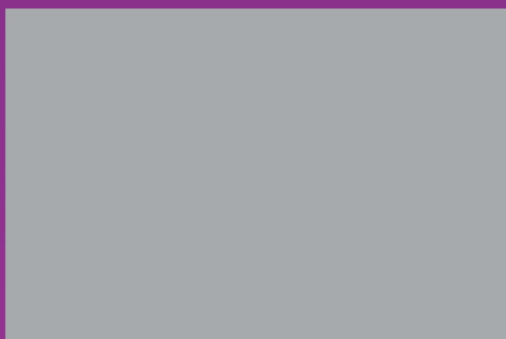
Bathroom complete with walk in shower, vanity wash basin with built in storage beneath and tiled splash back and low level WC. There are ceiling spotlights, UPVC double glazed obscured window and chrome heated towel warmer.



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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.



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) A		
(81-91) B		
(69-80) C	71	77
(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 (CO ₂) 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		
England & Wales EU Directive 2002/91/EC		

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