

MOVING HOMES

SALES & LETTINGS



£200,000

Angerton Avenue, Shiremoor

£200,000

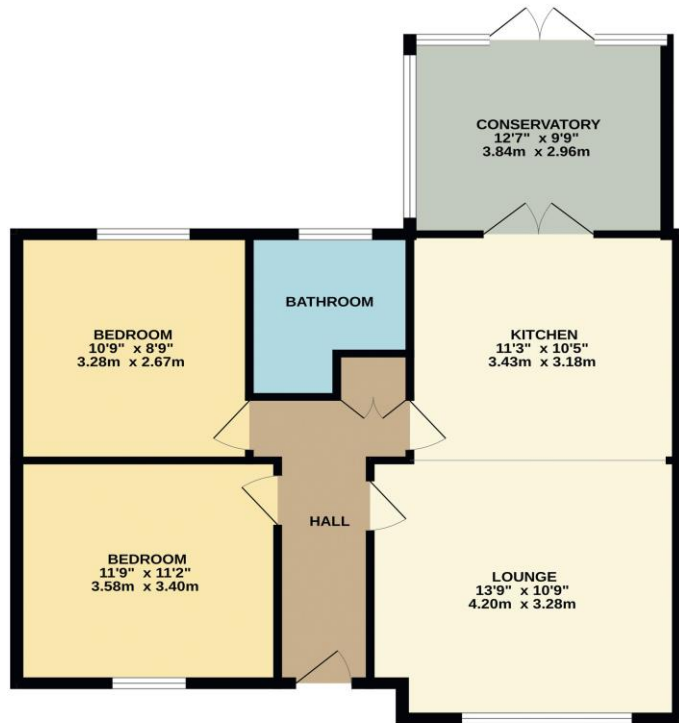
Moving Homes proudly presents to the market this spacious semi-detached bungalow boasting two double bedrooms, located on Angerton Avenue in Shiremoor. Positioned centrally and conveniently close to the A19, local shops, metro station, schools, and shopping parks, this property offers both convenience and charm. With an open-plan layout and serene rural views at the back, it promises to be a delightful forever home. Upon entry, a welcoming hallway leads to all the principal rooms. The open-plan living room seamlessly merges with the kitchen, fostering inclusive living. The kitchen features a range of white cabinets, complemented by worktops, a tiled splashback, a gas hob, a built-in oven, and recessed lighting. Doors from the kitchen open out into a conservatory, providing additional living space for all. Two generously sized double bedrooms, each with fitted storage, offer comfort and convenience—one positioned at the front and the other at the rear. The bathroom boasts a roll-top bath with a shower over, a hand wash basin, and a wc. Externally, the property features on-street parking and a shared driveway leading to a single garage and a private rear garden.

To secure a viewing please contact Moving Homes on 0191-2964600 or visit our website movinghomesuk.com EPC Rating <https://find-energy-certificate.service.gov.uk/energy-certificate/8200-4474-2629-3407-4863> The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative. Council Tax Band – B £1,727.03 pa

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



GROUND FLOOR
812 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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