

FOR
SALE

15 KIRKLAND WALK, SHIREMOOR NE27 0NR
£132,500



3 BEDROOM HOUSE - MID TERRACE

- THREE BEDROOM MID TERRACE HOUSE
- NO UPPER CHAIN
- LOUNGE DINER
- MODERN KITCHEN
- FAMILY BATHROOM WC
- FRONT & REAR GARDENS
- EPC RATING C

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ENTRANCE HALLWAY

LOUNGE DINER

KITCHEN

LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM WC

FRONT GARDEN

REAR GARDEN

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This lovely, modern, mid terrace house is located in a popular residential area. It displays a variety of modern features and is ideal for a range of buyers.

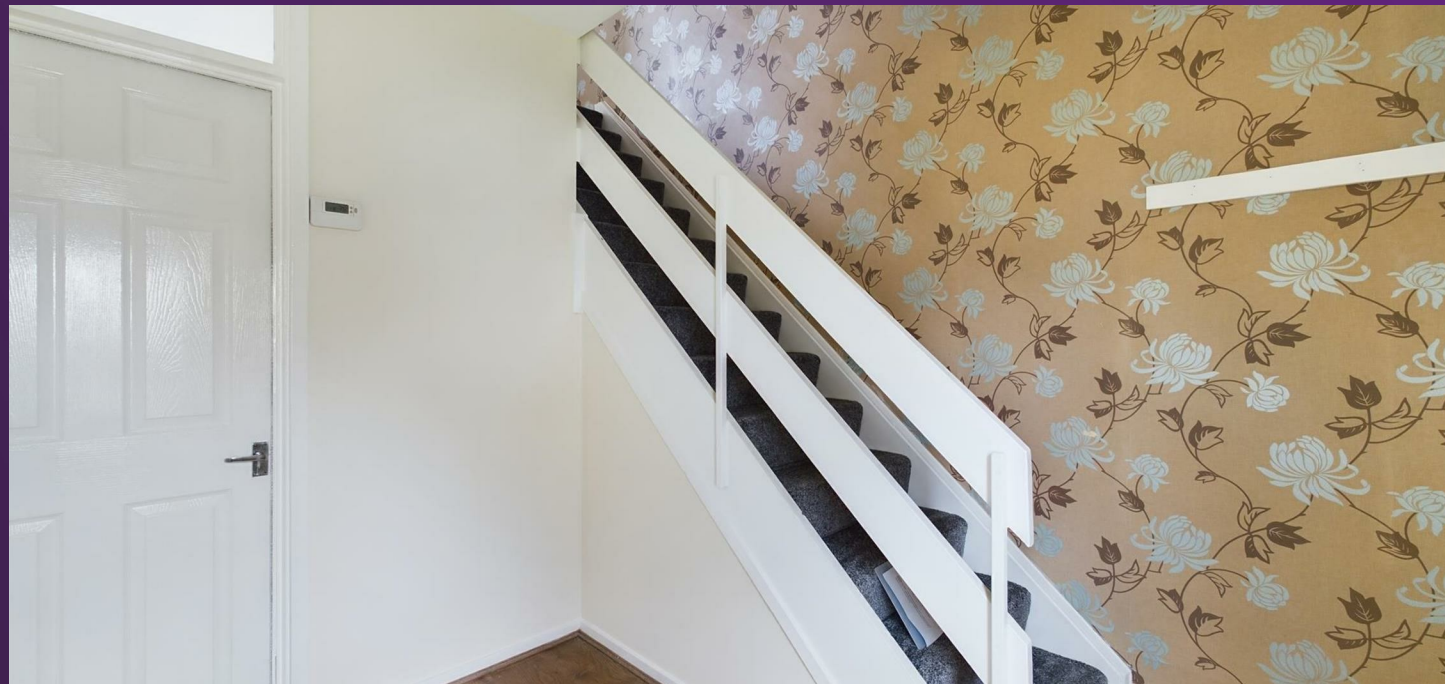
With over 700 square foot of accommodation set over two floors this property comprises of an entrance hallway, light and spacious lounge diner and a modern kitchen benefitting from a range of units with contrasting worktops, integrated single oven, four ring hob, chimney hood and space for appliances. To the first floor there are three bedrooms and a family bathroom benefitting from panelled bath, wall mounted wash basin and low level WC. Externally there is a laid lawn front garden and a substantial laid lawn rear garden.

The layout, condition and perfect family feel of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Conveniently situated half way between the coast and Newcastle city centre and just off the A19, Shiremoor offers a wide range of homes particularly favoured by first time buyers and growing families. Well served by many of the borough's best schools and on the doorstep, the local Waggonways, a network of routes originally used for hauling coal, are perfect for enjoying the surrounding countryside and wildlife on the foot or by cycle.

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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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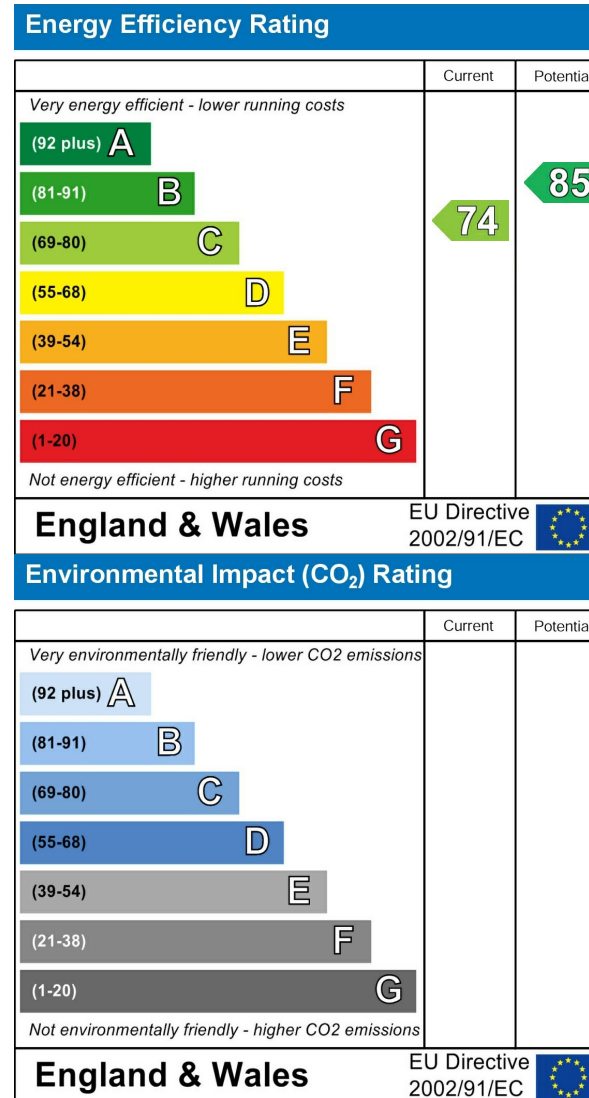
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THE PROPERTIES MISDESCRIPTION ACT, 1991

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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