

FOR
SALE

ALLENDALE CRESCENT, NEWCASTLE UPON TYNE NE27 0UE
£270,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED PROPERTY
- SUBSTANTIAL CORNER PLOT IN SOUGHT AFTER AREA
- BEAUTIFUL LOUNGE
- CONTEMPORARY KITCHEN DINER & UTILITY ROOM
- SUN ROOM & OFFICE SPACE
- MODERN BATHROOM WC
- ATTACHED GARAGE
- SUBSTANTIAL FRONT GARDEN WITH DRIVEWAY GARDEN
- AMAZING REAR GARDEN
- EPC RATING D

[VIEW PROPERTY](#)

VESTIBULE
2'2" x 10'1"

ENTRANCE HALLWAY
11'5" x 6'3"

LOUNGE
13'10" x 11'7"

KITCHEN DINER
10'9" x 17'10"

SUN ROOM
10'10" x 8'2"

UTILITY ROOM
8'0" x 7'4"

OFFICE
6'10" x 7'0"

LANDING

BEDROOM
12'3" x 10'5"

BEDROOM
10'7" x 9'4"

BEDROOM
8'9" x 7'8"

BATHROOM WC
4'10" x 8'3"

GARAGE
9'9" x 7'9"

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this immaculately presented, semi detached house which is perfectly located in a substantial corner plot within a sought after residential setting. It boasts a wealth of contemporary features and is ideal for a range of buyers.

With over 1110 square feet of accommodation set over two floors, this lovely home consists of a vestibule and entrance hallway with stairs up to the first floor and doors to the beautiful lounge and open plan kitchen diner. The modern dining kitchen benefits from a good range of units with contrasting worktops, eye level double oven, gas hob, chimney hood and integrated fridge and dishwasher. There is a breakfast bar, space for a dining table and doors leading to the sun room, utility room and office.

To the first floor there are three good sized bedrooms, one with fitted wardrobes and a beautiful bathroom benefitting from panelled bath with shower over, vanity wash basin and low level WC.

Externally there is an attached garage, a substantial front garden with driveway for multiple cars and an amazing, secluded rear garden with lawn, patio and raised seating area.

The generous size, superb layout and amazing condition of this property makes for an exciting opportunity which can only be truly 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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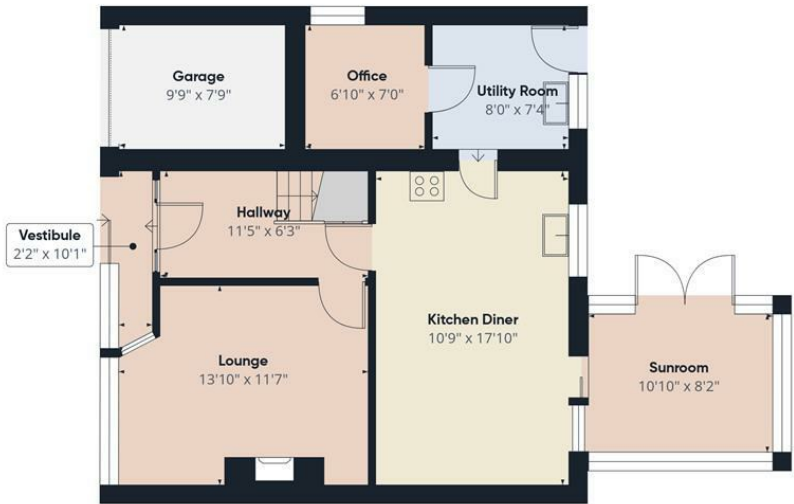
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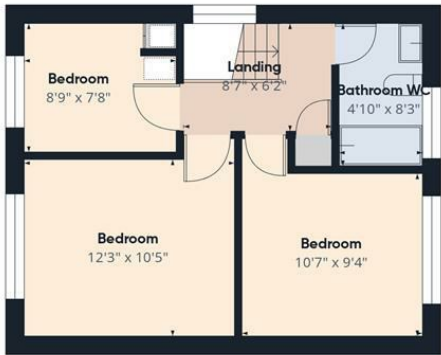
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1110 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.

GIRAFFE360

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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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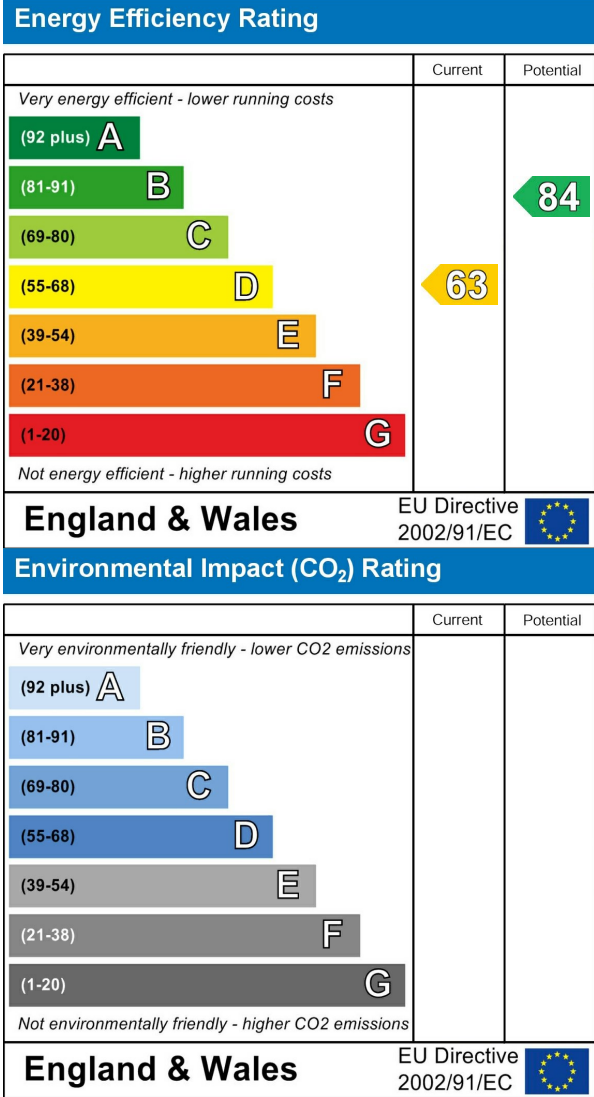
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THE PROPERTIES MISDESCRIPTION ACT, 1991

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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