

SIGNATURE

NORTH EAST

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 Brenkley Avenue, Newcastle Upon Tyne NE27 0PS

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£140,000

Located at the end of a tranquil street in Shiremoor, this charming 3-bedroom, 1-bathroom semi-detached house offers an ideal haven for first-time buyers. With picturesque field views from your window, it presents a serene escape from the bustle of daily life. Shiremoor boasts a prime location, with close proximity to essential amenities such as Shiremoor Primary School, the Community Association, and the Shiremoor Adventure Playground. Additionally, neighbouring towns like Whitley Bay, North Shields, and Killingworth ensure convenient access to restaurants, amenities, and even the beach.

Step inside to a welcoming central hallway, providing access to the downstairs principal rooms. The spacious living/dining room awaits, adorned with two large windows that flood the space with natural light. A cosy fireplace graces the sitting room, offering the perfect spot for relaxation on chilly evenings. The adjacent dining room is poised to accommodate family meals, creating an inviting atmosphere for gatherings. The generously sized kitchen boasts ample storage space with its array of wall and base units, while the utility room and provide seamless access to the back garden through the French doors.

Ascend to the first floor to discover three well-appointed bedrooms, two of which easily accommodate double beds alongside additional furnishings. Completing this level is the family bathroom, featuring a bathtub, shower, hand basin, and W.C., catering to the household's needs with ease.

Externally, the property impresses with its expansive garden, featuring lush lawn and ample patio space, ideal for outdoor entertaining or simply basking in the sunshine. Convenient off-street parking is provided via a shared driveway, ensuring hassle-free arrivals and departures. Welcome home to a tranquil retreat in the heart of Shiremoor, where comfort and convenience converge seamlessly.

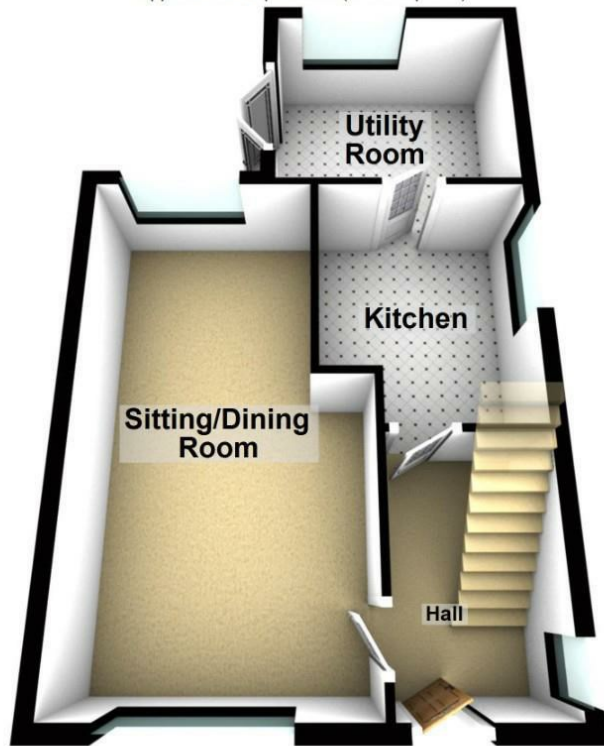


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.7 sq. feet)



Total area: approx. 74.8 sq. metres (805.7 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Sitting/Dining Room
19'10" x 11'1"

Kitchen
10'1" x 8'4"

Hall
9'5" x 6'2"

Utility Room
8'5" x 10'1"

Bedroom 1
9'11" x 10'1"


Bedroom 2
8'3" x 9'8"

Bedroom 3
3'10" x 9'11"

Bathroom
6'0" x 5'6"

Closet
5'6" x 2'5"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(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 	





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