

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Ford Crescent, Shiremoor NE27 0NS

Ford Crescent, Shiremoor NE27 0NS

Asking Price
£189,950

Signature North East Welcomes You to Ford Crescent, Shiremoor. This delightful three-bedroom semi-detached home offers a spacious and inviting environment ideal for family living. Nestled in a vibrant area, it provides an array of amenities right at your doorstep. Families will appreciate its proximity to reputable schools, offering excellent educational opportunities for children. The location is also close to parks and green spaces, encouraging an active and healthy lifestyle. With convenient public transport options, including buses and the metro, as well as easy access to major road networks like the A19, commuting and exploring nearby attractions is a breeze.

The welcoming porch leads into a bright hallway that connects to the ground-floor living spaces. The living room is a cosy retreat, featuring a charming fireplace with a wood burner, perfect for quality time with loved ones. A large window floods the room with natural light, creating a warm and inviting atmosphere. The heart of the home is the open-plan kitchen and dining room, designed for effortless entertaining and family meals. The kitchen boasts ample wall and base units for optimal storage, while the dining area, with its French doors leading to the rear garden, provides the perfect setting for both formal and casual gatherings. A utility room completes the ground floor, with convenient access to the double garage.

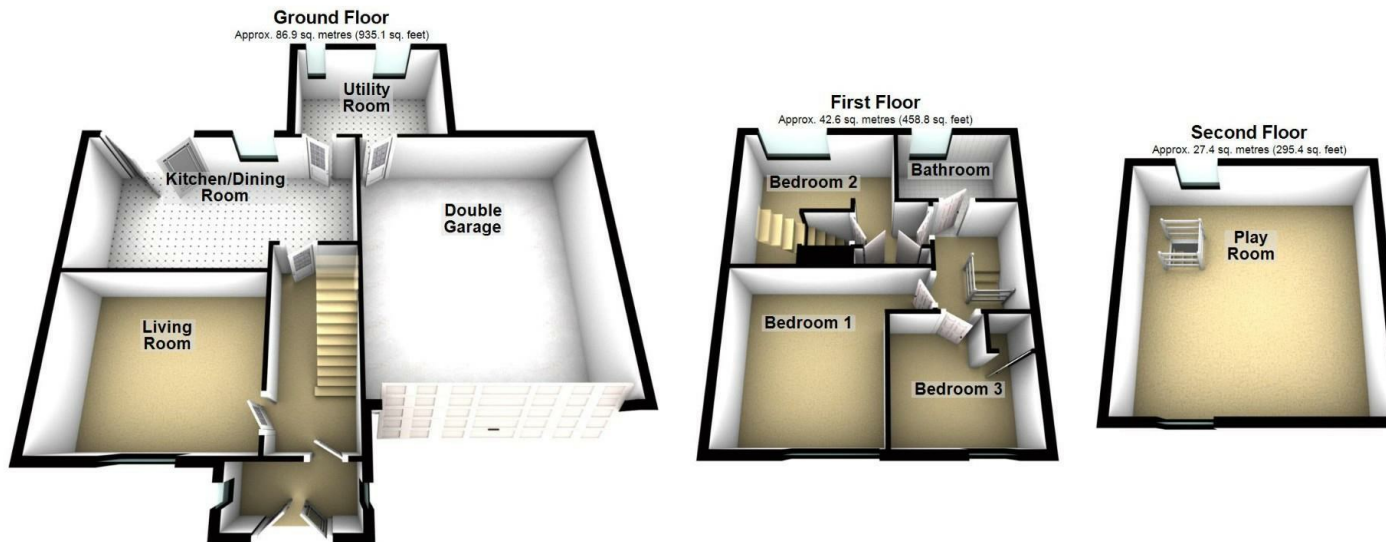
Upstairs, you'll find three well-proportioned bedrooms, offering versatile spaces ideal for a growing family, hosting guests, or setting up a home office. The recently updated family bathroom is thoughtfully equipped with a bathtub and a separate walk-in shower, combining comfort and practicality. The converted loft provides an additional spacious playroom, perfect for children or as a multi-purpose area to suit your needs.

The low-maintenance rear garden features a patio, perfect for outdoor furniture and entertaining, along with raised borders ideal for flowers or plants. The front garden enhances the property's curb appeal with a gated wall providing additional charm. The driveway accommodates up to three vehicles, and the double garage offers secure parking for two more, as well as additional storage. This property is a perfect blend of style, functionality, and convenience, ready to welcome you home!



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

PROPERTY FLOORPLAN



Total area: approx. 156.9 sq. metres (1689.4 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:

Living Room
14'0" x 11'8"

Kitchen / Dining Room
20'2" x 10'7"

Utility Room
11'7" x 8'3"

Bedroom One
13'9" x 11'8"

Bedroom Two
11'3" x 10'7"

Bedroom Three
8'7" x 8'5"

Bathroom
8'6" x 5'5"

Play Room
17'5" x 16'11"

Double Garage
19'5" x 17'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News