


SIGNATURE

NORTH EAST

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





 Park Lane, Shiremoor NE27 0TB

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Offers Over £159,950

Signature North East is delighted to welcome this charming three-bedroom semi-detached home to the market, ideally situated in the heart of Shiremoor. Offering the perfect balance of suburban tranquillity and urban convenience, this property benefits from excellent transport links, including the nearby Shiremoor Metro Station, frequent bus services, and easy access to the A19 for seamless commuting. The area is well-served by a range of amenities, including major supermarkets and the popular Northumberland Retail Park, home to a variety of shops, leisure facilities, and dining options.

Upon entering, you are welcomed into a central hallway leading to a spacious living room, where a large window allows natural light to flood the space. This generously sized room provides ample space for the desired furnishings, making it an ideal setting for relaxation. The open-plan kitchen and dining area offers room to accommodate a dining table. The kitchen itself boasts an abundance of storage through its wall and base units, along with extensive countertop space. Integrated appliances, including an oven and hob, add to the practicality of the space. Adjacent to the kitchen is a convenient utility room, providing access to the rear garden, while a handy storage cupboard can be found under the stairs.

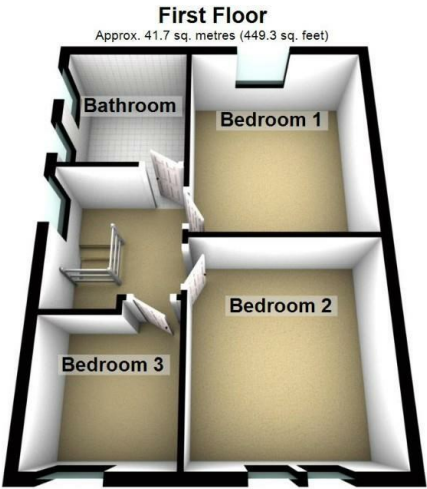
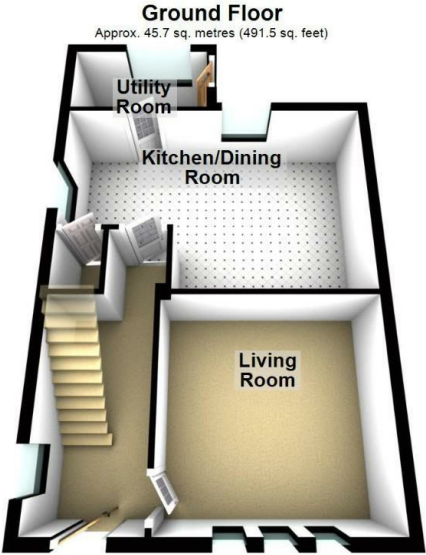
The first floor hosts three generously proportioned bedrooms. Adding to the character of the home, bedrooms one and two each feature a fireplace and can comfortably accommodate a double bed along with additional furnishings. Bedroom three, while slightly smaller, can still accommodate a single bed with extra furnishings, making it a versatile space. Completing this floor is the family bathroom, which is fitted with a bathtub, shower, hand basin, and W.C.

Externally, this fantastic home benefits from a spacious rear garden, laid with lawn and a patio area perfect for outdoor furniture and entertaining. To the front, a private driveway provides off-street parking for two cars and includes an electric car charging point, with additional parking for a third car available behind the front gates.



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

PROPERTY FLOORPLAN



Total area: approx. 87.4 sq. metres (940.8 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
12'0" x 12'0"
- Kitchen / Dining Room
18'4" x 12'0"
- Utility Room
8'8" x 4'5"
- Bedroom One
12'3" x 10'7"
- Bedroom Two
11'10" x 10'7"
- Bedroom Three
8'3" x 7'5"
- Bathroom
7'10" x 7'5"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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