

SIGNATURE

NORTH EAST

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 Ford Crescent, Shiremoor NE27 0NS

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Offers Over £220,000

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.

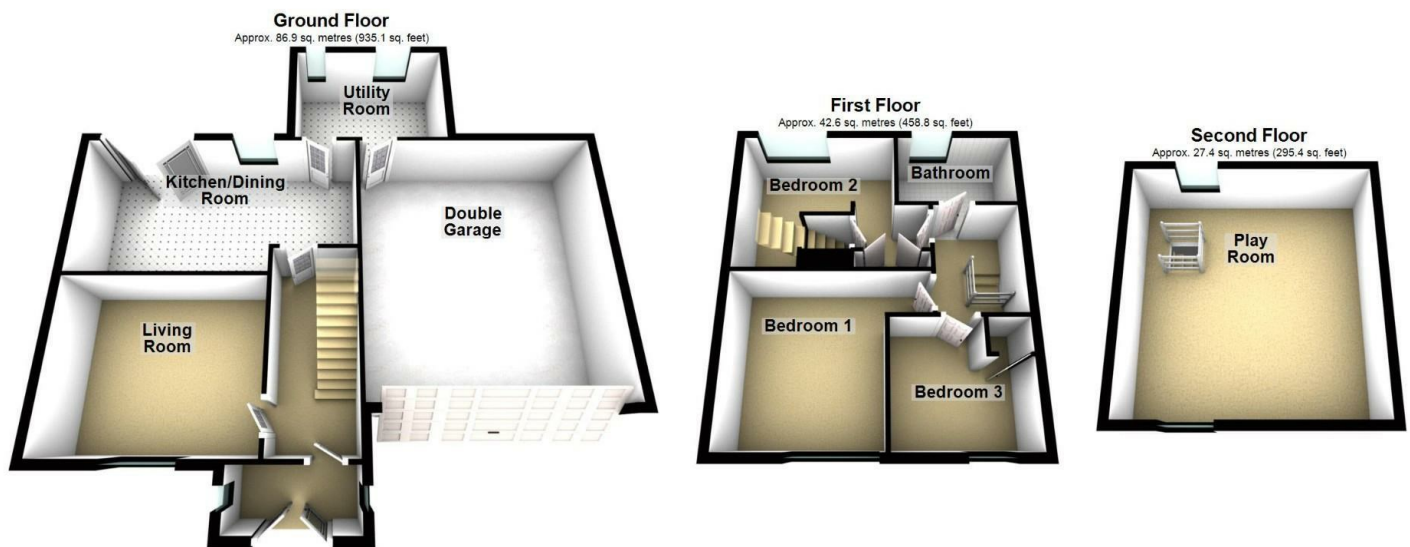
Upstairs, you'll find three well-proportioned bedrooms, offering versatile spaces ideal for a growing family, hosting guests, or setting up a home office. The recently updated family bathroom is thoughtfully equipped with a bathtub and a separate walk-in shower, combining comfort and practicality. The 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		80
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		





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