



Halladay Close

North Shields, NE29 8AU

Offers In The Region Of £208,000



This well-presented modern semi-detached house is one of Bellway's 'Prestige Collection' at North Dene and is offered as part of North Tyneside Council's DMV Affordable Housing Scheme. An unusual opportunity to purchase a resale semi-detached property with the benefits of a new build (such as existing builder warranties and discounts) with a lived-in warmth and ALL FURNITURE AND APPLIANCES included.

The accommodation comprises welcoming entrance hall; cosy separate living room; spacious open-plan dining kitchen ideal for entertaining with French doors to the patio and garden. Also on the ground floor is a substantial cloak/wc. On the first floor there are three well-proportioned bedrooms, the third currently utilised as a home office. The master bedroom benefits from fitted wardrobes and an en-suite shower room.

Stylishly presented with a fresh neutral décor; double-glazing; gas central heating. Driveway parking with electric charging point to the front and south-facing garden with patio and shed to the rear.

Due to the nature of the scheme; there are Buyer criteria to be met- this is for a residential sale to purchasers who live or work in the local area with a household income of £60,000 or less.

If this might be you, please do contact us to arrange a viewing, this is a great home at a great price and will be in demand!



Entrance Hallway 6'9" x 19'9" (2.08 x 6.04)

Composite front door opens to spacious entrance hallway with neutral painted walls and engineered wood flooring (which continue through out the ground floor. With stairs to the first floor and with doors to;

Cloak WC 8'6" x 4'9" (2.61 x 1.47)

Substantial room with concealed cistern wc; wall-hung hand-wash basin and tile-effect flooring

Living Room 10'9" x 14'7" (3.29 x 4.47)

Cosy room with sofas and media outlets

Dining Kitchen 15'8" x 11'11" (4.79 x 3.64)

Bright and airy room encompassing modern fitted kitchen with ample wall and floor units; integrated electric oven and gas hob with extractor over; integrated washing machine and dishwasher. Space for sizeable dining area and French doors to the garden

Stairs and Landing 5'6" x 6'11" (1.7 x 2.13)

The carpeted stairs lead up to the first floor landing with access to roof void and the rest of the upstairs accommodation.

Master Bedroom 11'5" x 12'7" (3.5 x 3.85)

Good sized bedroom with fitted wardrobes and access to:

Ensuite 4'3" x 9'2" (1.31 x 2.8)

Ensuite shower room benefiting from window to the rear aspect, and fitted with double shower cubicle; concealed cistern wc and pedestal hand wash basin.

Second Bedroom 8'2" x 15'1" (2.5 x 4.61)

Another good-sized double.

Third Bedroom/Home Office 7'6" x 11'8" (2.3 x 3.56)

Also a double bedroom, with desk and storage furniture

Main Bathroom 6'7" x 6'5" (2.02 x 1.96)

Central bathroom, part-tiled and fitted with pedestal handwash basin; concealed cistern wc and panelled bath.

External

Enclosed SOUTH FACING rear garden mainly laid to lawn with patio and shed. To the front of the property, driveway parking with EVC point

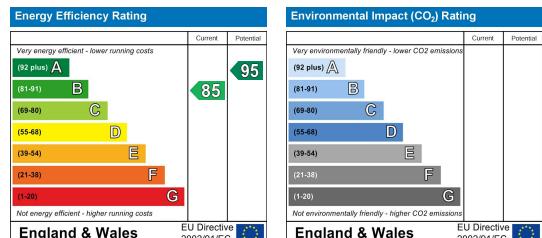
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.