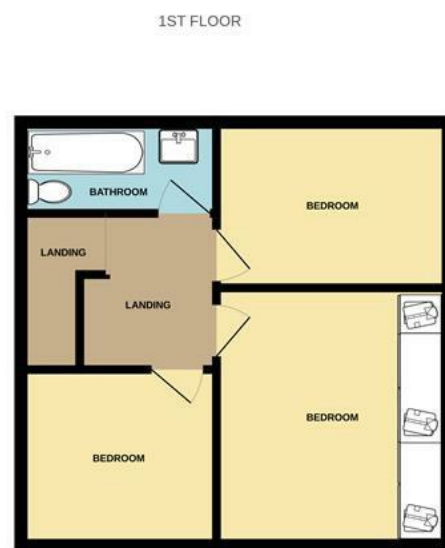




Park Crescent, Shiremoor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	70	
(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	



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £165,000

Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY WITH A GARAGE SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN SHIREMOOR

Brannen & Partners welcome to the market this well presented three bedroom semi detached family home which is conveniently located close to amenities in Shiremoor. Benefitting from good sized accommodation, private gardens to the front and rear as well as having a garage.

Briefly comprising: Entrance hallway with stairs to the first floor. The living room has a feature fireplace and a window overlooking the front of the property. The kitchen has fitted wall and base units, integrated appliances include a gas hob, electric oven and extractor fan. A handy utility room provides additional storage as well as plumbing for a washing machine and tumble dryer. To the first floor are three bedrooms, the main bedroom benefitting from fitted sliding wardrobes. The family bathroom comprises a bath, shower over, hand basin and W.C.

Externally to the rear is a private garden with a decked patio area, lawn and access to the garage. To the front is a generous sized garden laid mainly to lawn.

Ideally located within this popular residential area offering ease of access to a variety of local amenities such as the Silverlink Retail Park and Northumberland Park. There are excellent local transport links as well as road links to Newcastle City Centre and other coastal towns.

Entrance Hallway

Living Room
16'9" x 11'11"

Kitchen
12'11" x 7'8"

Utility Room
4'1" x 4'1"

Bedroom
11'11" x 9'3"

Bedroom
7'9" x 7'7"

Bedroom
10'7" x 7'8"

Bathroom

Externally

Tenure
Freehold

