



Park Avenue | Shiremoor | NE27 0LQ

£185,000

A fabulous, semi-detached family home, beautifully presented and upgraded throughout by the current owner. If you are looking for a location close to most local amenities, then Park Avenue is absolutely something you should be considering! Within walking distance to the Metro, local schools, shops, bus routes and with superb access to major transport links, Silverlink and Cobalt Business Park, just perfect! Showcasing a gorgeous garden to the rear, with excellent proportions, not directly overlooked, if you love your outdoor space, have children or a furry friend then you will adore the garden! The property is light and airy, welcoming and elegant, the entrance hall opens into a spacious lounge and flows through to the re-fitted, open family dining kitchen, fitted with a stylish range of units and integrated appliances, separate utility area with access out to the garden, luxurious ground floor family bathroom with "P" shaped, curved bath and shower with forest waterfall additional spray. First floor landing, three double bedrooms, all with fitted storage! Don't miss out!

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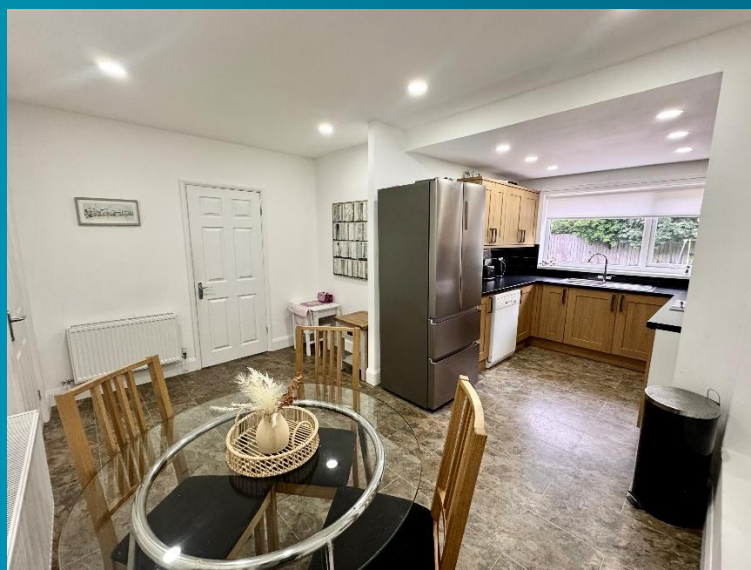
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Double Glazed Entrance Door with Stained Leaded Light Insert to:

ENTRANCE HALL: staircase up to the first floor, radiator, door to:

LOUNGE: (front): 14'9 x 12'4, (4.50m x 3.76m), with measurements into alcoves, a gorgeous, light and airy room, well presented, with radiator, large under-stair cupboard housing combination boiler, double glazed window, door to:

DINING ROOM: 13'6 x 8'9, (4.12m x 2.67m), open and beautifully flowing in to the kitchen area, making an excellent entertaining and family space, door into utility area, spotlights to ceiling, radiator, LVT flooring, through to:

KITCHEN: 8'3 x 8'3, (2.52m x 2.52m), a stylish, re-fitted kitchen, incorporating a range of base, wall and drawer units, contrasting worktops, single drainer sink unit with mixer taps, integrated electric oven, hob, cooker hood, double glazed window, LVT flooring, spotlights to ceiling, modern panelled, splashbacks, plumbing for dishwasher

UTILITY ROOM: 8'6 x 4'1, (2.59m x 1.24m), roll edge worktops, plumbed for automatic washing machine, radiator, spotlights to ceiling, double glazed door out to the garden area, door from utility through to:



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BATHROOM: 8'6 x 7'0, (2.59m x 2.13m), a luxurious, re-fitted family bathroom with fabulous natural light, "P" shaped bath with wall mounted, chrome controls, shower, additional forest waterfall spray, contemporary on-bench sink and high gloss vanity unit, low level w.c. with push button cistern, mostly tiled walls, spotlights to ceiling, radiator, chrome ladder radiator, tiled floor, two double glazed windows, feature mirrored wall

FIRST FLOOR LANDING AREA: double glazed window, loft access, door to:

BEDROOM ONE: (front): 13'6 x 8'6, (4.12m x 2.59m), excluding depth of mirrored wardrobes, providing ample hanging and storage space, radiator, double glazed window

BEDROOM TWO: (rear): 12'3 x 9'3, (3.73m x 2.82m), double glazed window, radiator, storage cupboard

BEDROOM THREE: (front): 9'0 x 8'5, (2.74m x 2.57m), fitted wardrobes, radiator, double glazed window

GARDEN: an extensive rear garden, perfect for those who love outdoor space. With patios, lawn, borders, fencing, outside tap, storage area, gated access through to the front

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

AGENTS NOTE

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: D

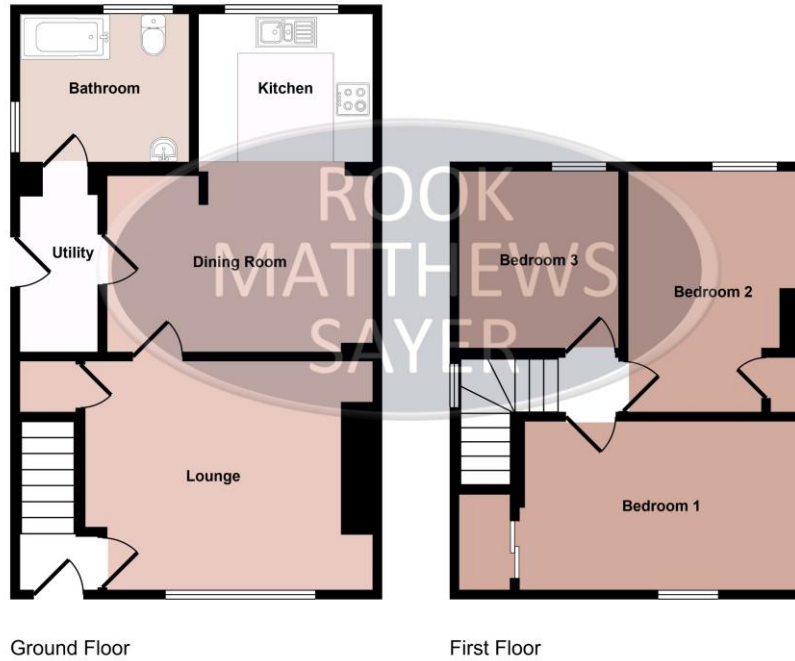
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.