



Hastings Drive | Shiremoor | NE27 0DP

£245,000

Positioned within a popular modern development, this beautifully presented three bedroom semi-detached home offers stylish, well balanced accommodation. The property opens into a welcoming entrance hall with a useful cloakroom/WC, setting the tone for the bright and spacious interior beyond. To the front, the heart of the home is the impressive open-plan kitchen and dining area, fitted with a range of modern wall and floor units, complementary work surfaces and integrated appliances. To the rear of the home is a comfortable living room, flooded with natural light and providing a relaxing space to unwind. This sociable space is perfect for both everyday life and entertaining, with doors leading out to the garden creating a seamless indoor-outdoor flow. The first floor hosts three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, offering a private and practical retreat. The remaining bedrooms are served by a contemporary family bathroom fitted with a modern three-piece suite. Externally, the property continues to impress. There is a single garage providing secure parking and additional storage, while the rear garden enjoys a pleasant mix of lawn and patio, making it ideal for outdoor dining, play and relaxation during the warmer months. Hastings Drive is well placed for a wide range of amenities, with local shops, schools for both primary and secondary education, and excellent transport links close at hand. Easy access to major road networks, including the A19, makes commuting and travel straightforward

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**3****1****2****SEMI-DETACHED****PRINCIPLE BEDROOM WITH
EN-SUITE SHOWER ROOM****DRIVEWAY WITH GARAGE****STYLISH DINING KITCHEN****PRIVATE REAR GARDEN
WITH LAWN AND PATIO****DOWNSTAIRS W.C.**

For any more information regarding the property please contact us today

ENTRANCE: Part glazed entrance door, door to:

DOWNSTAIRS W.C: Frosted double -glazed window, radiator, pedestal basin, integrated cistern W.C.

DINING KITCHEN 13'9" x 14'8" (4.21m x 4.48m)
Maximum measurements: Incorporating a range of base wall and drawer units, sleek worktops, basin with chrome mixer tap, plumbing for washing machine, integrated gas hob, cooker hood, integrated oven, integrated fridge freezer. Double glazed window, radiator.

LIVING ROOM 10'11" x 14'8" (3.33m x 4.48m):
Feature panelled wall, double glazed French doors and windows to rear garden, radiator.

LANDING: Storage cupboard, loft access hatch, door to:

BEDROOM ONE 16'4" X 9'3" (5.00m x 2.83m)
Plus fitted wardrobe: Double glazed window, radiator, door to:

EN-SUITE: Part tiled walls, frosted double glazed window, walk in shower, pedestal basin with chrome mixer tap, integrated cistern W.C.

BEDROOM TWO 10'10" X 8'1" (3.32 X 2.48)
Maximum measurements: Double glazed window with outlook of garden, radiator.

BEDROOM THREE 13'10" x 8'1" (4.22m x 2.48m)
Maximum measurements: Double glazed window, radiator.

BATHROOM: Part tiled walls, bath with chrome mixer tap, pedestal basin with chrome mixer tap, low level cistern W.C.

EXTERNALLY: Front driveway providing off-street parking leading to a single garage. Rear garden mainly laid to lawn with paved patio area and walkway, planted borders and decking



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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Sky/Virgin

Mobile Signal Coverage Blackspot: No

Parking: Garage/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.

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: C

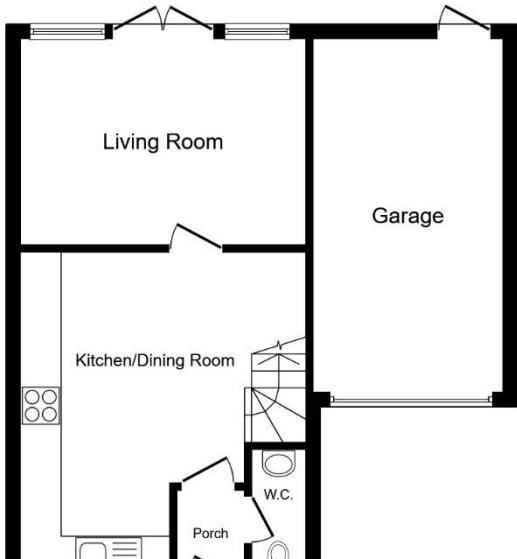
EPC RATING: C

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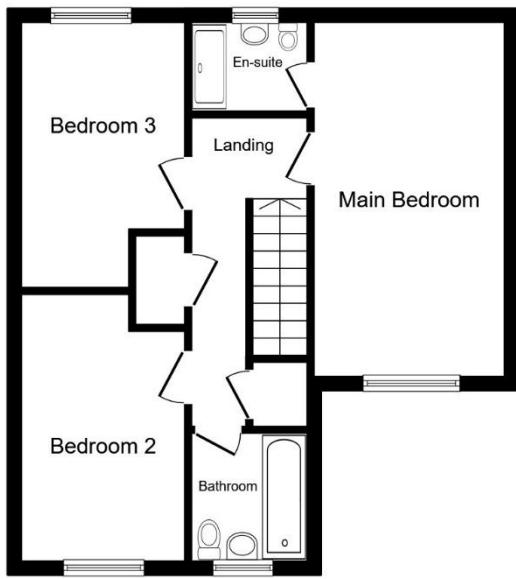


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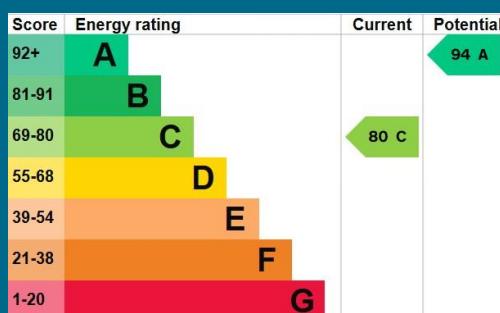


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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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.

