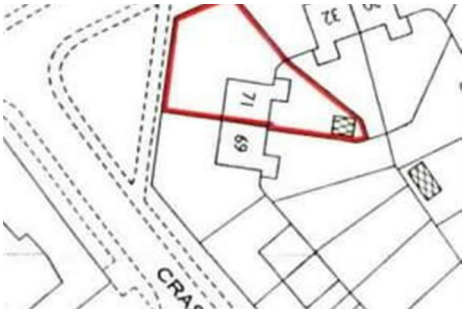
next2buy property retailers make the next step easy



71 Craster Avenue

Shiremoor, Newcastle Upon Tyne, NE27 0PD

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

CHAIN FREE • SUBSTANTIAL CORNER PLOT • POTENTIAL TO EXTEND WITH PLANNING PERMISSION •

CLOSE TO SCHOOLS, LOCAL AMENITIES AND TWO METRO STATIONS • FREEHOLD

OFF STREET PARKING FOR MULTIPLE VEHICLES • THREE GOOD SIZED BEDROOMS • CONSERVATORY

DOWNSTAIRS WC • TWO RECEPTION ROOMS • COUNCIL TAX BAND A • ENERGY RATING C

Offers Over £190,000

3 1 2 C

- Chain Free
- Three Bedrooms
- Substantial Corner Plot with Parking for Multiple Vehicles
- Downstairs WC
- Close to Two Metro Stations
- Conservatory
- Council Tax Band A
- Energy Rating C
- Freehold

Entrance Hall
Double glazed window, stairs to first floor, understairs storgage cupboard, radiator and access to lounge

Lounge
13'8"ax x 12'1" (4.19max x 3.69)
Double glazed window, radiator, electric fire, coving and door into dining room

Dining Room
10'4" x 8'4" (3.17 x 2.55)
Double glazed window, radiator and access to kitchen

Kitchen
9'4" (2.86)
Double glazed window, ladder style radiator, fitted with range of wall and base untits with complimentary work surfaces, built in oven and hob with overhead extractor hood, plumbed for washing machine, access to utility area.

Utility Area
11'8" max x 8'1" max (3.57 max x 2.47 max)
Double glazed window, base units with complimentary worksurfaces, UPVC door leading to front of property and access to conservatory.

Downstairs WC
4'11" x 3'4" (1.51 x 1.03)
Fitted with WC, wash hand basin and platic cladding to walls.

Conservatory
14'5" x 8'3" (4.41 x 2.53)
Double glazed, with French doors opening out into rear garden.

Stairs to First Floor Landing
Double glazed window, loft access and access to bathroom and bedrooms.

Bathroom
7'9" x 5'4" (2.38 x 1.64)
Two doube glazed windows, ladder style radiator, plastic cladding to walls, bath with overhead shower, WC and wash hand basin set in vanity unit.

Bedroom 1
11'9" x 10'8" into robe (3.60 x 3.27 into robe)
Double glazed window, radiator and sliding door wardrobe. Front Elevation

Bedroom 2
13'5" x 8'9" (4.09 x 2.67)
Double glazed window, radiator. Rear Elevation

Bedroom 3
9'2" max x 8'6" max (2.80 max x 2.61 max)
Doule glazed window, radiator

External
To property is situated on a substantial corner plot with off street parking for multiple cars. To the rear there is an angled garden with lawned area, patio and decked area.

Material Information
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk

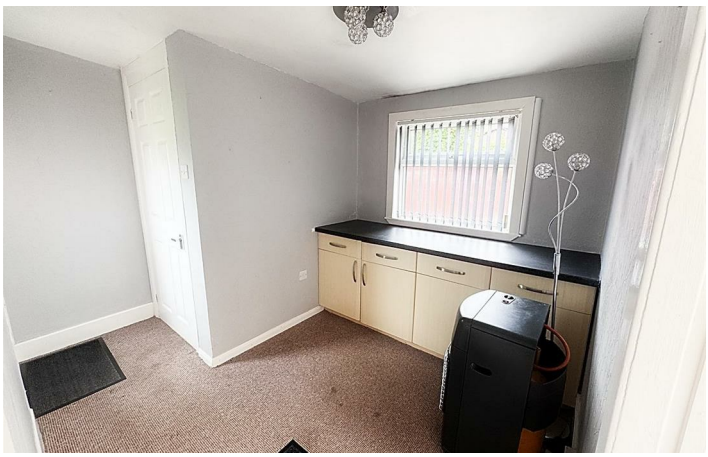
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

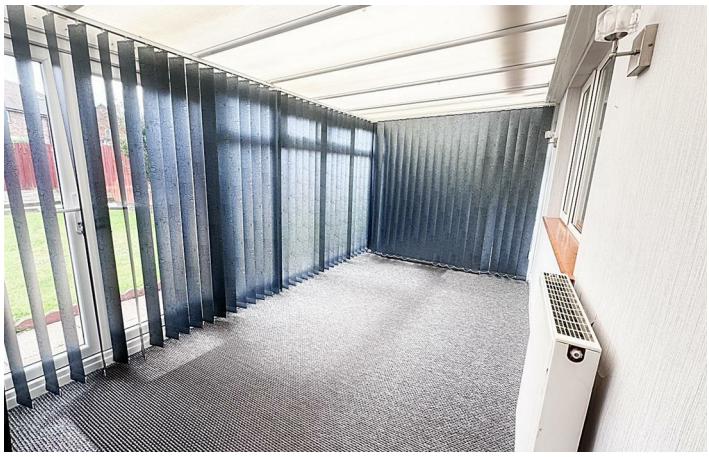
EE- Good outdoor, variable in-home
O2- Good outdoor, variable in-home
Three- Good outdoor and in-home
Vodafone - Good outdoor and in-home

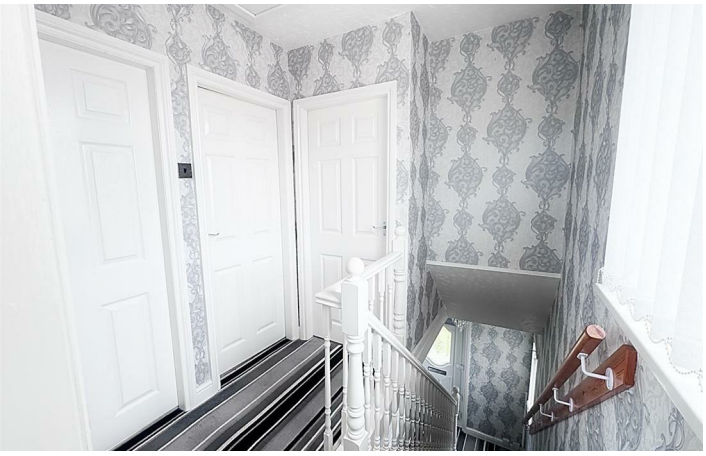
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:
Yearly chance of flooding:
Surface water: Medium
Rivers and the sea: Very low.

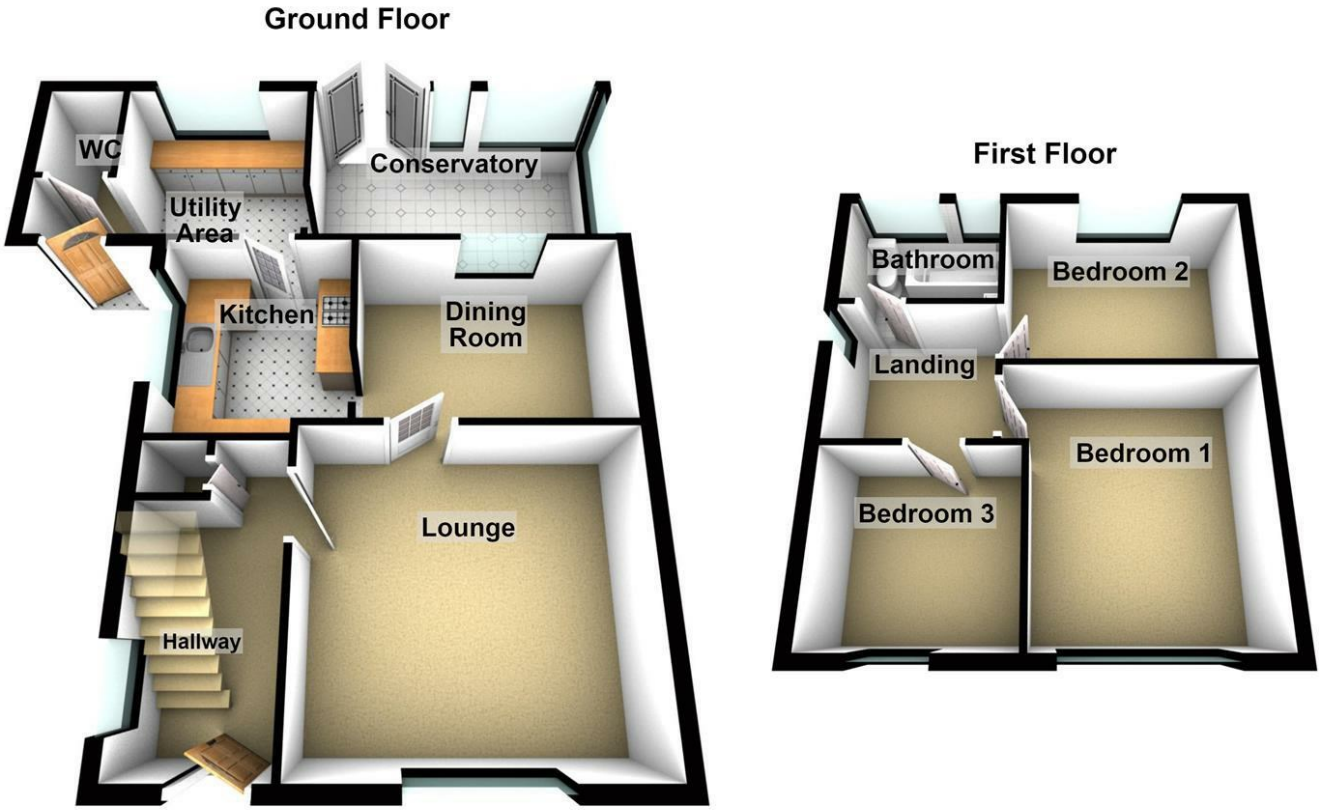
CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.



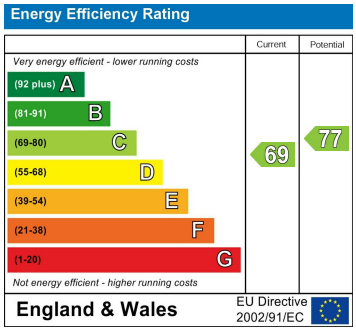




Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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