

FOR
SALE

13 HUGH AVENUE, SHIREMOOR NE27 0QT
£175,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM TERRACED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE RECEPTION ROOMS
- CONTEMPORARY KITCHEN DINER
- STYLISH BATHROOM WC
- ATTACHED GARAGE
- REAR COURTYARD
- EPC RATING D

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RECEPTION ROOMS ONE & TWO
15'9 x 12'6 & 28'9 x 15'3

RECEPTION ROOM THREE
15'9 x 12'7

KITCHEN DINER
20'8 x 7'7

LANDING

BEDROOM ONE
16'9 x 13'6

BEDROOM TWO
15'9 x 11'6

BEDROOM THREE
12'1 x 6'3

BATHROOM WC
8 x 6'2

GARAGE
16'3 x 8'6

REAR COURTYARD

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This immaculately presented, terraced house was built in the 1920s and is perfectly located in a popular residential area. It boasts a wealth of contemporary features with period charm and is ideal for a range of buyers.

With over 1500 square feet of accommodation set over two floors, this delightful property consists of two open plan and stylish reception rooms with stairs up to the first floor and a door to the kitchen diner. The third reception room is currently used as a gym. The contemporary and extended, kitchen diner has an impressive range of units with solid wood worktops and an Island with breakfast bar. There is space for a range oven with chimney hood over and spaces for an American style fridge freezer, dishwasher and washing machine. To the first floor there are three spacious bedrooms, two with fitted wardrobes and a contemporary bathroom benefitting from an integrated bath with rainfall shower over, vanity wash basin and low level WC. Externally there is an attached garage and a rear courtyard with access to the garage.

The amazing condition, size, layout and unique feel of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Conveniently situated half way between the coast and Newcastle city centre and just off the A19, Shiremoor offers a wide range of homes particularly favoured by first time buyers and growing families. Well served by many of the borough's best schools and on the doorstep, the local Waggonways, a network of routes originally used for hauling coal, are perfect for enjoying the surrounding countryside and wildlife on the foot or by cycle.

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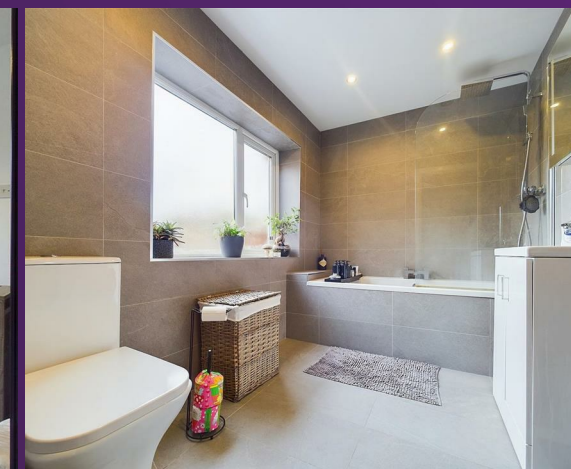
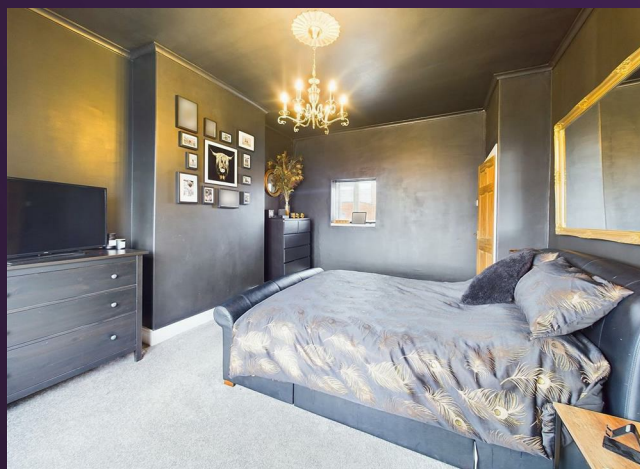
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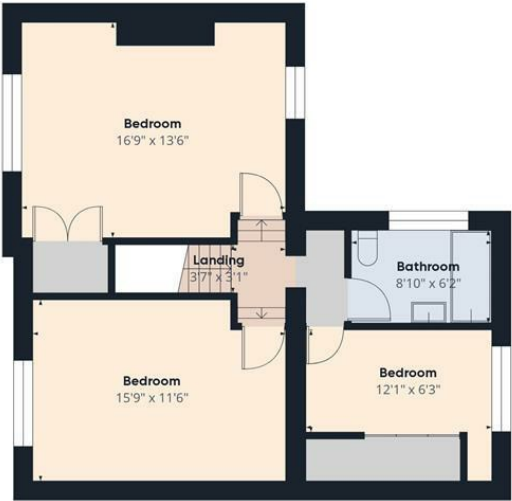
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Floor 0



Floor 1

Approximate total area¹⁾
1590.69 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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