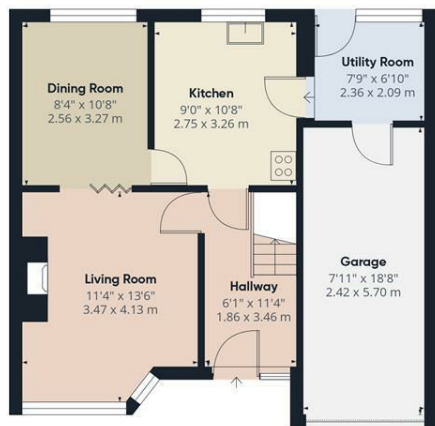
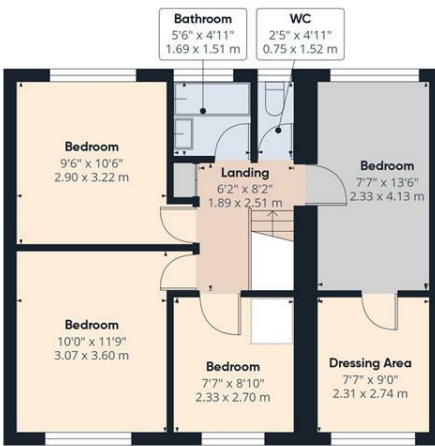




Matfen Avenue, Shiremoor



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1159 ft²
107.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

Offers Over £240,000

Description

WELL PROPORTIONED FOUR BEDROOM SEMI-DETACHED PROPERTY SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN SHIREMOOR OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this good sized four bedroom semi-detached property located in Shiremoor. Showing fantastic potential, benefitting from two reception rooms, utility room, four bedrooms, generous sized rear garden, garage and driveway parking.

Briefly comprising: Entrance hallway leading to ground floor rooms and stairs to the first floor. The living room is bright and airy with a large window to the front, a feature fireplace houses a gas fire and an opening to the dining room which offers views over the rear garden. The kitchen has fitted wall and base units and a door leads to a handy utility area where there is plumbing for a washing machine, access to the garage and a door out to the rear garden.

To the first floor are four bedrooms, bathroom and separate W.C. Two of the bedrooms are good sized double and three of the bedrooms benefit from fitted wardrobes. The fourth bedroom has an additional room which could offer a dressing area or workspace. The bathroom comprises a bath with shower over and hand basin.

Externally to the rear is a generous sized private garden, laid mainly to lawn with a paved patio. To the front is a garden, mature planting, driveway parking and a garage.

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
13'6" x 11'4"

Dining Room
10'8" x 8'4"

Kitchen
10'8" x 9'0"

Utility Room
7'8" x 6'10"

Bedroom One
11'9" x 10'0"

Bedroom Two
10'6" x 9'6"

Bedroom Three
8'10" x 7'7"

Bedroom Four
13'6" x 7'7"

Dressing Area
8'11" x 7'6"

Bathroom
5'6" x 4'11"

W.C.

Externally
Externally to the rear is a generous sized private garden, laid mainly to lawn with a paved patio. To the front is a garden, mature planting, driveway parking and a garage.

Tenure
Freehold

