



Allendale Crescent | Shiremoor | NE27 0UE

£250,000

A beautifully presented three-bedroom semi-detached home located in the popular area of Shiremoor.

This attractive property offers well-balanced accommodation throughout, featuring two reception rooms, a modern-fitted kitchen with integrated appliances, a bright and spacious lounge complete with a feature decorative stove, and a separate utility area to the ground floor.

To the first floor, there are three generously sized bedrooms and a contemporary shower room that has been tastefully updated.

Externally, the property benefits from a generous rear garden, off-street parking, and a garage. Ideally situated, it provides excellent access to Shiremoor Metro Station, well-regarded local schools, a range of amenities, and the beautiful Northeast coastline.

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Three-bedroom semi-detached house

Semi-detached, House Two versatile reception rooms

Modern kitchen with integrated appliances

Neutral contemporary décor throughout

Off-street parking and attached garage

Updated bathroom with walk-in shower

Bright living room with bay window & Decorative Stove

Good access to A19 and Coast Road

For any more information regarding the property please contact us today

Entrance Porch

accessed via the front entrance door, providing a welcoming entrance to the property, with a further door leading into the main hallway.

Hallway

spacious central hallway providing access to the principal ground floor accommodation and staircase to the first floor.

Kitchen - 10'9" x 9'6" (3.28m x 2.89m)

well-proportioned kitchen fitted with a range of wall and base units, offering ample storage and workspace, with integrated appliances.

Dining Room - 10'9" x 8'2" (3.28m x 2.50m)

separate dining room providing an ideal space for family meals and entertaining guests.

Lounge - 13'9" x 11'5" (4.19m x 3.49m)

bright and generously sized reception room enjoying a pleasant outlook, A stunning feature fireplace with exposed brick inglenook, substantial timber mantel and decorative stove resting on a slate hearth, adding both character and warmth to the living space.

Utility Room - 8'6" x 7'10" (2.58m x 2.38m)

practical utility room providing additional storage and space for laundry appliances, with access to the garage.

First Floor

Landing

providing access to all first-floor accommodation.

Bedroom One (Front) - 11'10" x 10'10" (3.60m x 3.30m)

well-proportioned double bedroom situated to the front elevation, offering ample space for freestanding bedroom furniture.

Bedroom Two (Rear) - 11'4" x 9'7" (3.45m x 2.92m)

good-sized double bedroom positioned to the rear of the property with space for a range of furnishings.

Bedroom Three (Front) - 8'9" x 7'7" (2.66m x 2.30m)

versatile third bedroom ideal for use as a child's bedroom, guest room, dressing room, or home office.

External: (front)

Garage - 17'10" x 7'10" (5.43m x 2.38m)

attached garage offering secure off-street parking, storage solutions, or potential workshop space.

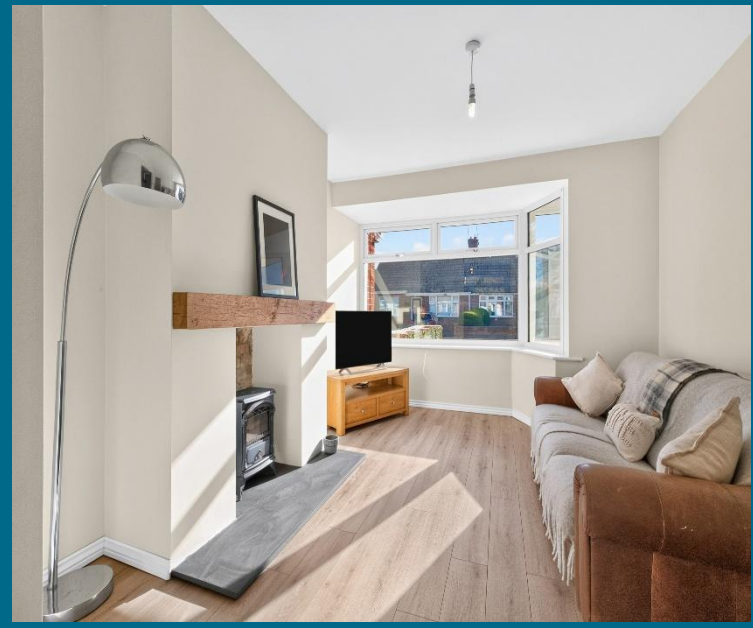
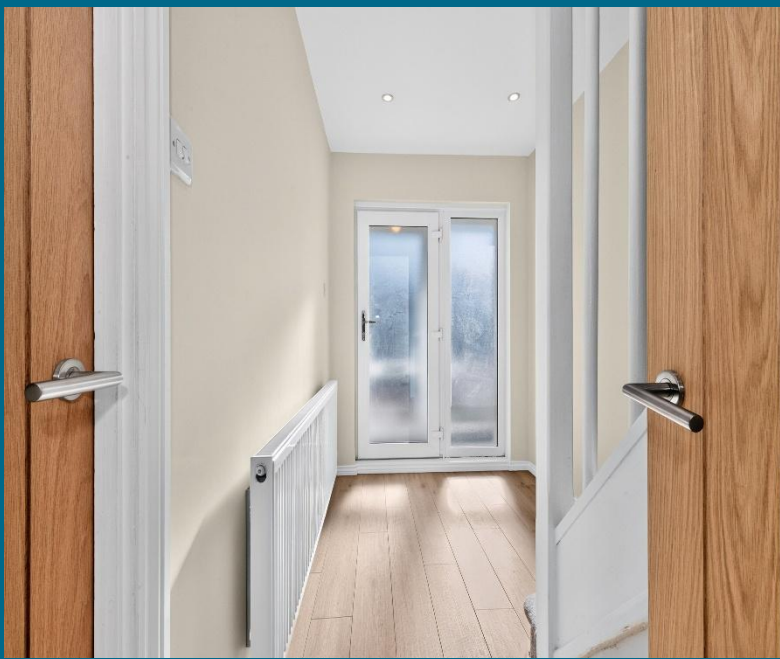
External: (rear)

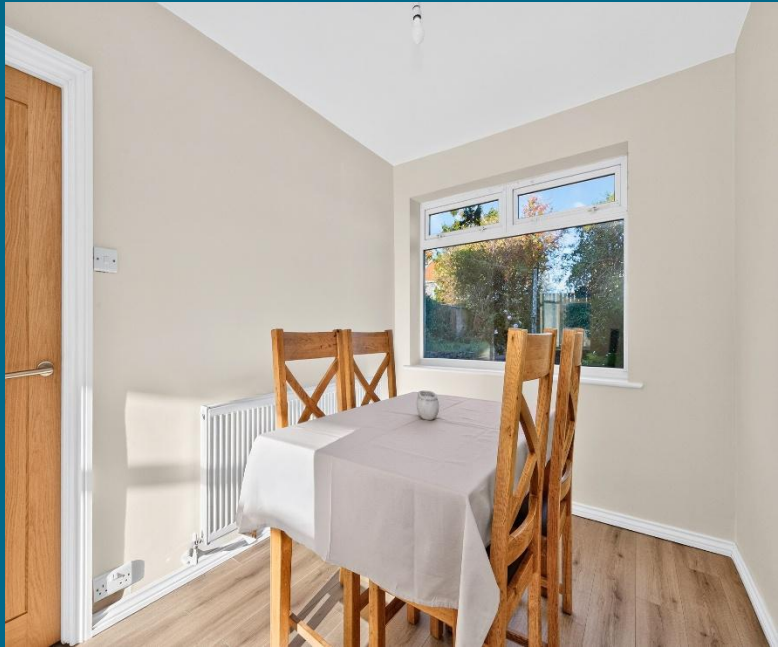
A generous rear garden

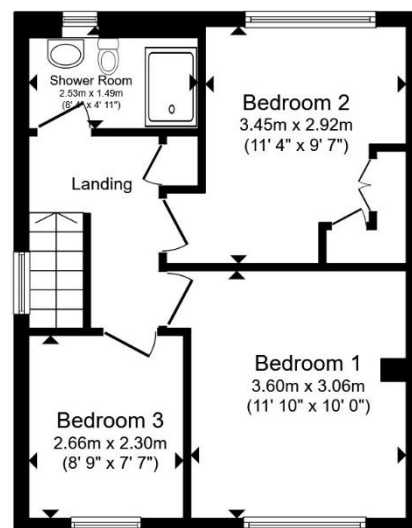
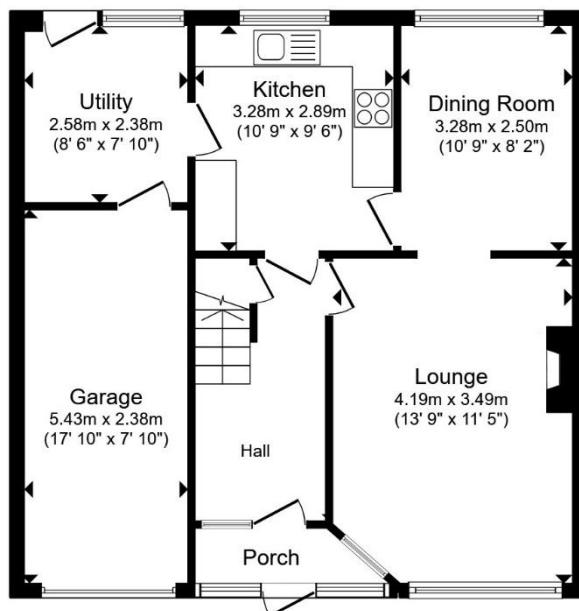
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Total floor area 90.9 m² (979 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Garage/ On Street

MINING

The Northeast 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: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

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: D

WB3982.TJ.DB.13.10.2026 v.2

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.

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 as any authority to make or give any representation or warranty whatever in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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