

BRUNTON

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PARK LANE, SHIREMOOR, NEWCASTLE UPON TYNE, NE27

Offers Over £160,000

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Well presented two bedroom semi detached home situated on Park Lane in Shiremoor, Newcastle upon Tyne.

The home provides a practical layout that includes a spacious living room, a fitted kitchen and two well proportioned bedrooms served by a family bathroom. The loft space has been adapted to create a further versatile room, ideal for use as an additional bedroom, home office or hobby space. Externally, the property benefits from off street parking and a private rear garden, offering useful outdoor space for everyday living.

This property enjoys a convenient location within Shiremoor, with easy access to local shops, schools and amenities, as well as strong transport links via the Metro and nearby road networks. The area provides straightforward access to Newcastle city centre and the coast, making this property well suited to first time buyers, professionals and small families alike.



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The internal accommodation comprises: A welcoming entrance hall with stairs leading up to the first floor landing. To the rear of the hallway is a well equipped kitchen fitted with integral appliances and a door opening out to the rear garden. To the left is a spacious dual aspect open plan lounge and dining room, providing a bright and comfortable living space.

The first floor landing gives access to two well proportioned bedrooms, together with a well appointed modern family bathroom featuring tiled floors, a WC, washbasin and a walk in shower. The second floor provides access to the third bedroom, which benefits from a dressing area.

Externally, to the front of the property is a gravel driveway providing off street parking for two to three cars. To the rear is an enclosed garden with a decked seating area, a lawned section and a pathway leading to a summer house at the end of the garden.



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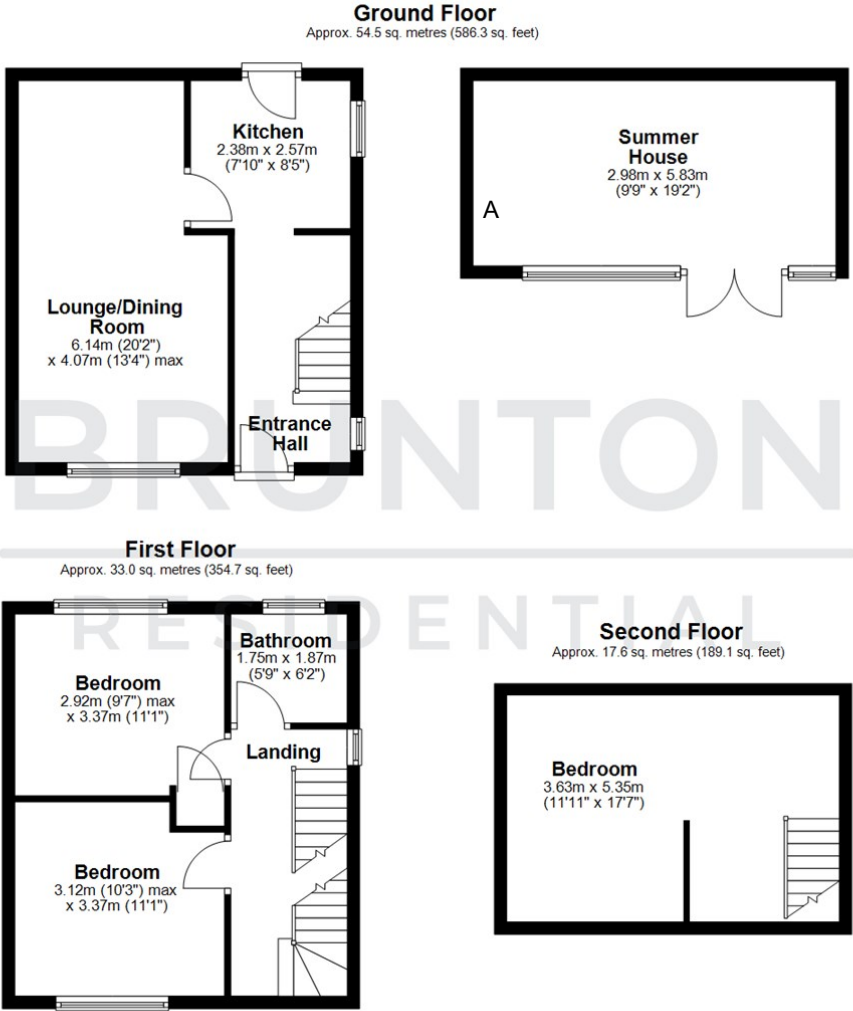
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : A

EPC RATING :



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		