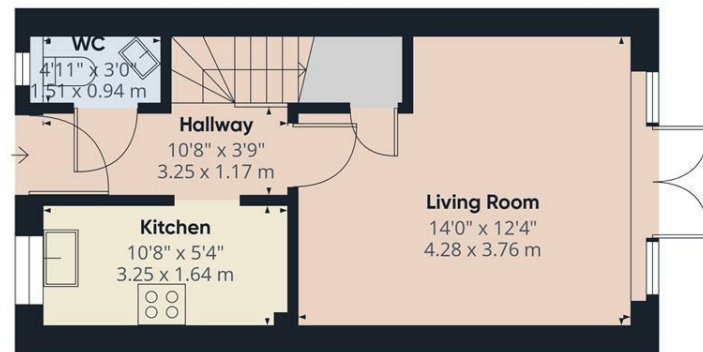
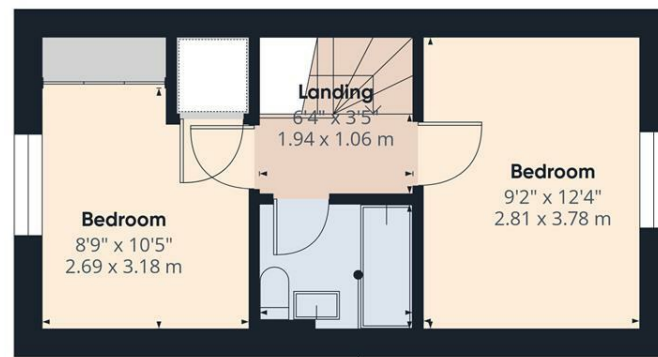




## Trevelyan Close, Shiremoor



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
574 ft<sup>2</sup>  
53.3 m<sup>2</sup>

(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		97
(81-91)	B	81	
(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 £180,000

## Description

IMMACULATELY PRESENTED TWO BEDROOM MID-LINK PROPERTY WITH A GARAGE SITUATED WITHIN THE POPULAR EARSDON VIEW SHIREMOOR

Brannen & Partners welcome to the market this attractive two bedroom property within this sought after development in Shiremoor. Boasting modern interiors, private garden and a garage.

Briefly comprising: Entrance to a welcoming hallway where there are stairs to the first floor and access to the ground floor rooms. To the front is a well equipped kitchen benefitting from modern fitted wall and base units which includes an integrated gas hob, electric oven, extractor fan, fridge/freezer and dishwasher. The bright and airy living room has full height glazed windows and double doors opening out to the rear garden, there is also a built in cupboard providing additional storage. A separate W.C. is accessed from the entrance hallway.

To the first floor are two double bedrooms which both have quality fitted wardrobes. The bathroom comprises a bath with shower over, hand basin and W.C.

Externally to the rear is a private garden laid to lawn with two patios, planting and access to the rear leading to the garage.

Earsdon View is a popular residential development, the area offers ease of access to a variety of local amenities at the nearby Northumberland Park as well as Silverlink Retail Park. There are excellent local transport links such as the Metro station and road links to Newcastle city centre and other coastal towns. The local wagonways and bridle paths offer wonderful scenic walks.

## Entrance Hallway

### Living Room

14'0" x 12'4"

### Kitchen

10'7" x 5'4"

### W.C.

### Bedroom One

12'4" x 9'2"

### Bedroom Two

10'5" x 8'9"

### Bathroom

6'5" x 5'6"

### Externally

Externally to the rear is a private garden laid to lawn with two patios, planting and access to the rear leading to the garage.

### Tenure

Leasehold

