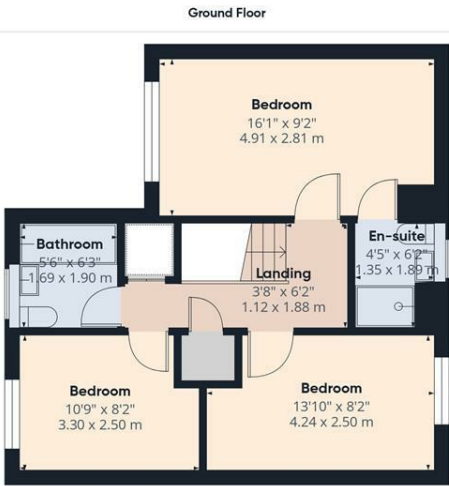




Deleval Crescent, Shiremoor



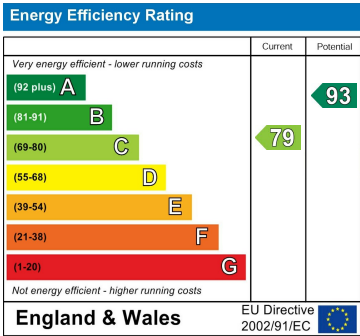
Approximate total area⁽¹⁾
833 ft²
77.3 m²



(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



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 £280,000

Description

WELL PROPORTIONED THREE BEDROOM DETACHED PROPERTY WITH A GARAGE SITUATED WITHIN THIS POPULAR DEVELOPMENT OF EARSDON VIEW

Brannen & Partners welcome to the market this well presented three bedroom modern detached property situated within this popular residential development, Earsdon View. Boasting modern interiors, kitchen/diner, two bathrooms, private garden and garage with driveway parking.

Briefly comprising: Entrance vestibule leading through to the modern kitchen/diner. Boasting a good range of fitted wall and base units which includes an integrated gas hob, electric oven, extractor hood, fridge/freezer, plumbing for a dishwasher and washing machine. The living room is bright and airy featuring full height glazed windows and double doors opening out to the rear garden. A separate W.C. is accessed from the entrance vestibule.

To the first floor are three double bedrooms and family bathroom. The main bedroom benefits from an en-suite shower room. The family bathroom comprises a bath, hand basin, W.C. and hand basin.

Externally to the rear is a private garden laid mainly to lawn with a timber shed for storage. To the front is a garage and driveway parking.

Located within this popular residential development of Earsdon View, the area offers 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. The local wagonways and bridle paths offer wonderful scenic walks.

Entrance Hallway

W.C.

Kitchen/Diner
13'8" x 11'9"

Living Room

Bedroom One
16'1" x 9'2"

En-suite
6'20"0" x 4'5"

Bedroom Two
13'10" x 8'2"

Bedroom Three
10'9" x 8'2"

Bathroom
6'2" x 5'6"

Externally

Externally to the rear is a private garden laid mainly to lawn with a timber shed for storage. To the front is a garage and driveway parking.

Tenure

Freehold

