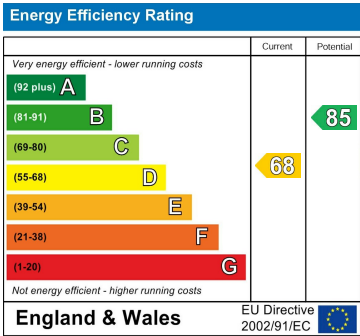




Etal Crescent, Shiremoor



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 £160,000

Description

THREE BEDROOM SEMI DETACHED PROPERTY WITH
LARGE REAR GARDEN AND DRIVEWAY PARKING
SITUATED IN SHIREMOOR OFFERED WITH NO UPPER
CHAIN

Brannen & Partners welcome to the market this well
proportioned three bedroom semi detached property
situated within this popular residential area in
Shiremoor. Benefitting from dining kitchen, downstairs
W.C, large rear garden and driveway parking this
property presents an ideal family home.

Briefly comprising ; A bright and welcoming entrance
hallway provides access to all ground floor
accommodation, including the living room, dining kitchen
and convenient downstairs W.C.

The spacious living room is beautifully presented and
features a large bay window overlooking the front garden,
allowing for an abundance of natural light. Sliding patio
doors to the rear open directly onto the garden, creating an
ideal space for indoor-outdoor living and entertaining. A
decorative wooden fireplace with gas fire forms an
attractive focal point to the room.

A door leads through to the dining kitchen, which is fitted
with a range of base units providing ample storage,
together with an integrated gas hob, oven and plumbing for
a washing machine. A large rear-facing window enjoys
pleasant views over the garden, while there is ample space
for a dining table, making this an ideal family space. A
further door leads to a rear hallway with access to both the
front and rear gardens.

The handy ground floor W.C. is fitted with a low level W.C.,
hand wash basin and heated towel rail.

Stairs rise from the hallway to the first floor landing, which
includes a useful storage cupboard and provides access to
all first floor rooms. There are three bedrooms and a family
bathroom.

The principal bedroom is situated to the rear of the
property and is flooded with natural light from the large
window overlooking the garden. The room also benefits
from fitted wardrobes providing excellent storage.

Bedrooms two and three are positioned to the front of the
property.

The family bathroom is fitted with a bath with overhead
shower, hand wash basin, low level W.C. and heated towel
rail.

Externally, to the front of the property there is a low
maintenance fenced garden together with a driveway
providing off-street parking. To the rear, there is a good-
sized garden featuring lawned, paved and a raised decked
area, along with a useful garden shed for additional
storage.

Ideally located within this popular residential area of
Shiremoor, 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
8'11" x 5'8"

W.C
4'9" x 2'2"

Living Room
21'2" x 11'9"

Dining Kitchen
18'4" x 12'8"

First floor landing
8'9" x 6'2"

Bedroom
11'6" x9'7"

Bedroom
9'3" x 9'1"

Bedroom
8'9" x 6'1"

Family Bathroom
8'3" x 5'6"

Rear Garden

Tenure
Freehold

