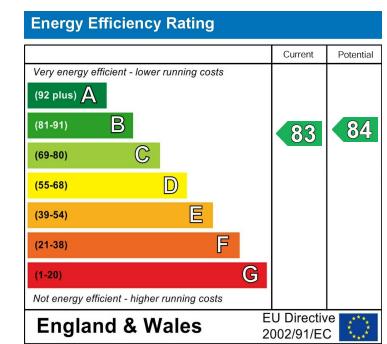




Angerton Avenue, Shiremoor



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.

Price Guide £210,000

Description

THREE BEDROOM SEMI DETACHED PROPERTY
WITH LARGE REAR GARDEN 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. Benefiting from open plan living showing fantastic potential, large rear garden, driveway parking and garage.

Briefly comprising: Entrance porch leading directly to the living room which features a large window overlooking the front of the property and a fireplace housing an electric fire. An opening leads to the kitchen/diner where there are fitted wall and base units which includes a gas hob. A handy utility room provides additional storage, plumbing for a washing machine, access out to the rear garden and a door to the garage.

To the first floor are three bedrooms, two of which are doubles in size and one benefits from fitted sliding wardrobes providing additional storage. The bathroom comprises a bath, separate shower, hand basin, W.C and heated towel rail.

Externally to the rear is a very generous sized garden laid mainly to lawn with a paved patio area. To the front is a lawn, driveway parking and a garage.

Ideally located within this popular residential area, 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 Porch

Living Room
17'10" x 11'3"

Kitchen/Diner
17'11" x 10'10"

Utility Room
8'3" x 7'4"

Bedroom One
11'9" x 10'4"

Bedroom Two
10'7" x 9'3"

Bedroom Three
8'7" x 7'4"

Bathroom
8'3" x 4'11"

Externally

Externally to the rear is a very generous sized garden laid mainly to lawn with a paved patio area. To the front is a lawn, driveway parking and a garage.

Tenure

Freehold

