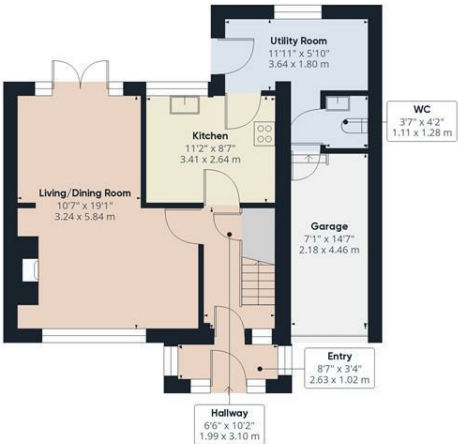
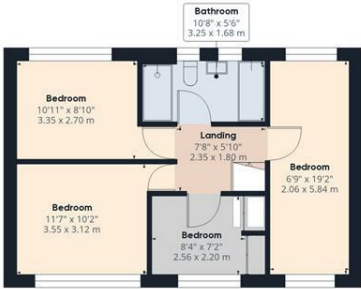




Park Lane, Shiremoor



Ground Floor



Floor 1

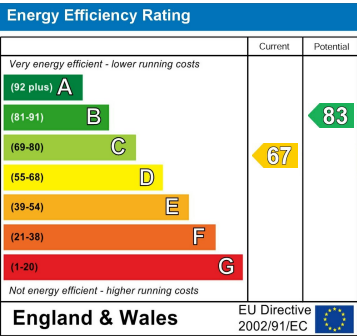
Approximate total area⁽¹⁾
1169.18 ft²
108.62 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Price Guide £250,000

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.

Description

SPACIOUS FOUR BEDROOM SEMI DETACHED PROPERTY POSITIONED WITHIN A SOUGHT AFTER CUL-DE-SAC IN SHIREMOOR - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this spacious four bedroom extended family home situated in Shiremoor. Positioned within a quiet cul-de-sac, the property benefits from an ample open plan living/dining space, four good sized bedrooms, convenient utility, downstairs WC, fitted kitchen and bathroom, complete with a secluded west facing rear garden, garage and driveway parking. The family feel and potential of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Briefly comprising: Entrance porch into the reception hallway, providing access to the principal rooms of the ground floor, as well as stairs to the first floor. Moving into the open plan living/dining space, the dual aspect floods the space with natural light, whilst providing open aspect views over the neighbouring fields, French doors lead out into the rear garden.

Progressing into the contemporary kitchen, there are a good range of fitted wall and base units with solid wood worktops, whilst integrated appliances include an extractor hood and sink, as well as designated space for further appliances. From here, the convenient utility room can be accessed, with available fittings for appliances, as well as access to the downstairs WC, garage and rear garden.

To the first floor, four good sized bedrooms, three of which are doubles and all with integral storage, and family bathroom connect to the central landing. Featuring a walk in shower, separate fitted bath, W.C and vanity wash basin with storage underneath, the thoughtfully configured main bathroom is modern in design.

Externally to the rear is the private and secluded garden, divided into two sections, a lawned area with fenced boundary and a patio area with side access to the front of the home. West facing, the garden welcomes the sun for the majority of the day and late into the evening. The front is laid with paving, providing a low maintenance area for pots, in addition to driveway parking and access to the 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.

Entry
8'7" x 3'4"

Hallway
6'6" x 10'2"

Living/Dining Room
10'7" x 19'1"

Kitchen
11'2" x 8'7"

Utility
11'11" x 5'10"

WC
3'7" x 4'2"

Garage
7'1" x 14'7"

Landing
7'8" x 5'10"

Bedroom One
11'7" x 10'2"

Bedroom Two
10'11" x 8'10"

Bedroom Three
6'9" x 19'1"

Bedroom Four
8'4" x 7'2"

Bathroom
10'7" x 5'6"

Rear Garden

Tenure
Freehold

