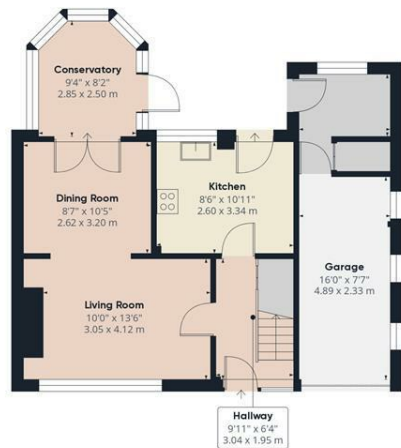
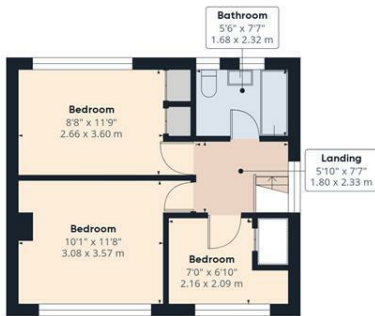




Park Lane, Shiremoor



Ground Floor



Floor 1

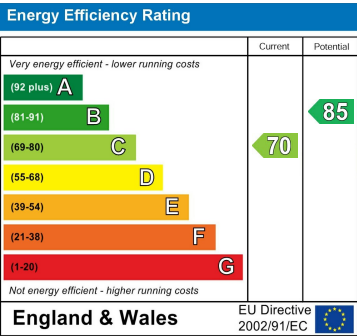
Approximate total area⁽¹⁾
1046.67 ft²
97.24 m²

(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



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 £230,000

Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN SHIREMOOR, WITH A CONSIDERABLE WEST FACING REAR GARDEN - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well presented three bedroom family home situated in Shiremoor. Benefitting from an ample open plan living/dining space, sunny conservatory, contemporary kitchen, three good sized bedrooms and modern fitted bathroom, the property is complete with a considerable west facing rear garden, as well as driveway parking and garage to the front.

Briefly comprising: Entrance hallway provides access to the living room and kitchen, with stairs to the first floor and integral storage cupboard.

Moving into the open plan living and dining space, which overlooks the front of the home, with views across the nearby fields. The L shaped configuration and dual aspect of this space, helps connect the rooms whilst flooding them with natural light. From here, the conservatory can be accessed. Complete with glass surround and door out to the rear garden, the west facing position ensures a sunny reception space.

Progressing back to the hallway, the contemporary kitchen has a good range of fitted wall, base and drawer units, whilst integrated appliances include a hob, oven and extractor, aside designated space for further appliances. From here, a door leads to the garden.

To the first floor, three bedrooms, two of which are doubles, and family bathroom connect to the central landing. Both the second and third bedrooms house integral storage. Completing the home, the modern bathroom features an integral bath with shower overhead, pedestal wash basin, WC and heated towel rail.

Externally to the rear is the considerable garden, offering low maintenance with concrete and gravelled areas. West facing and due to its substantial size, the garden welcomes the sun for the majority of the day and late into the evening, as well as access to the garage and side of the property. To the front, the fully paved driveway provides off street 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.

Entrance Hallway
9'11" x 6'4"

Living Room
10'0" x 13'6"

Dining Room
8'7" x 10'5"

Conservatory
9'4" x 8'2"

Kitchen
8'6" x 10'11"

Landing
5'10" x 7'7"

Bedroom One
10'1" x 11'8"

Bedroom Two
8'8" x 11'9"

Bedroom Three
7'1" x 6'10"

Bathroom
5'6" x 7'7"

Garage
16'0" x 7'7"

Rear Garden

Tenure
Freehold

