



Horsley Avenue, Shiremoor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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 £265,000

Description

SUBSTANTIAL FIVE BEDROOM SEMI DETACHED FAMILY HOME, SITUATED OVER THREE FLOORS AND POSITIONED UPON A POPULAR RESIDENTIAL ESTATE IN SHIREMOOR

Brannen and Partners are delighted to welcome to the market this considerable five bedroom semi detached family home. Located in a quiet residential estate in Shiremoor, the spacious accommodation is positioned over three floors, housing five double bedrooms, four bathrooms and two generous reception spaces. Completing this ideal home, is a single garage with off road parking and landscaped rear garden.

Briefly comprising: Ample entrance porch leads directly into the considerable open plan living area.

Vast in size, the reception room is warm and inviting, furnished with painted beams, an exposed chimney breast housing a log burner and plantation shutters to the front facing bay window. From here, the first floor can be accessed via stairs, as well as the kitchen diner to the rear.

Progressing into the rear of the home, the kitchen diner continues a similar interior design, with further exposed brickwork, beams and the original Aga. Fitted with a variety of shaker style wall, base and drawer units framed with stone worktops, the kitchen itself incorporates a Belfast sink, extractor and fridge/freezer, as well as designated space for a range cooker, microwave and six seater dining table. Whilst bifolding doors lead out to the rear garden, another door gives access to the garage incorporating a downstairs shower room and fixtures for utilities.

Beyond the kitchen, the pitched sunroom is an extension of the original home with further French door access to the rear garden, offering an ideal secondary reception space.

Upon the first floor sits the first three double bedrooms, as well as the family bathroom. Two of the three bedrooms house fitted wardrobes, whilst the principal bedroom also offers an en suite shower room, equipped with shower cubicle, WC and pedestal wash basin plus further fitted wardrobes for extra storage.

Progressing further to the second floor, the two final bedrooms are situated to either side of the landing. Both offer integral eaves storage, with the larger of the two incorporating an en suite bathroom furnished with WC, pedestal wash basin and bath with shower overhead.

Externally the property enjoys a secluded west facing rear garden, which has recently been landscaped to one level offering a mix of patio tiling and composite decking. Well established with a variety of mature shrubs, there is also a summer house and pergola covering a Koi pond. Whilst the front of the home is fully paved to provide off street parking for multiple cars.

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.

Porch
5'1" x 8'5"

Living Room
21'11" x 18'0"

Kitchen
18'4" x 12'1"

Sunroom
9'0" x 15'2"

Shower Room
3'1" x 8'4"

First Floor Landing
17'5" x 2'11"

Bedroom One
17'9" x 16'1"

En Suite
4'3" x 7'1"

Bedroom Two
13'2" x 12'4"

Bedroom Three
12'5" x 12'3"

Bathroom
4'9" x 8'2"

Second Floor Landing
5'9" x 3'1"

Bedroom Four
20'4" x 11'11"

En Suite
7'2" x 6'9"

Bedroom Five
14'9" x 10'0"

Garage
16'2" x 12'0"

Private Rear Garden

Tenure
Freehold

