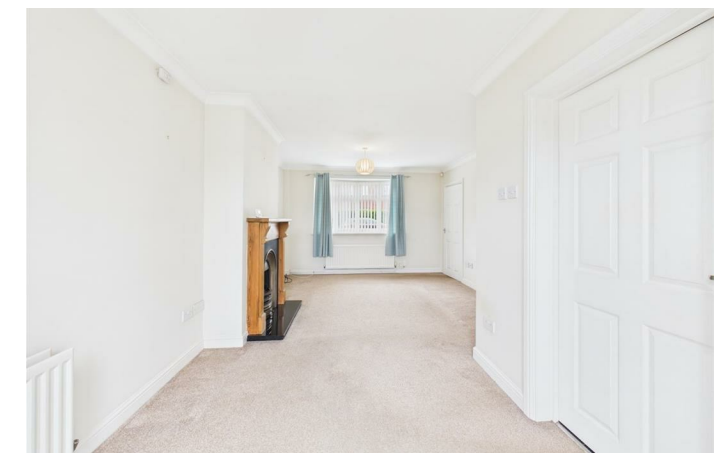
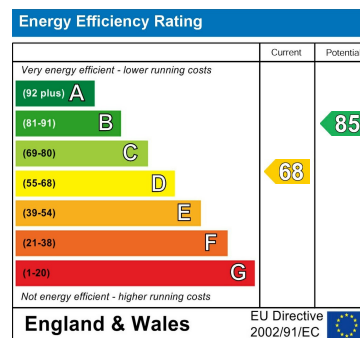




Etal Crescent, Shiremoor



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" x 9'7"

Bedroom
9'3" x 9'1"

Bedroom
8'9" x 6'1"

Family Bathroom
8'3" x 5'6"

Rear Garden

Tenure
Freehold

