Brannen&Partners

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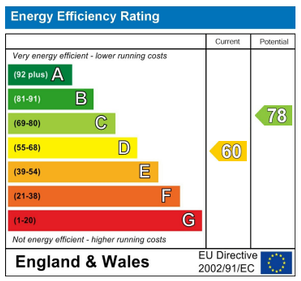
Bamburgh Crescent, Shiremoor



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 £200,000

Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED ON A RESIDENTIAL ESTATE WITHIN SHIREMOOR WITH SOUTH WEST FACING GARDEN AND OFF ROAD PARKING

Brannen & Partners welcome to the market this well presented three bedroom family home, situated in Shiremoor. Benefitting from ample living space, open dining area, well equipped kitchen, three good sized bedrooms, modern fitted bathroom and separate shower room, in addition to converted loft space, the property is complemented with a well maintained south west facing rear garden, as well as driveway parking for two cars to the front.

Briefly comprising: Practical entrance porch provides direct access into the light and welcoming hallway, opening up into a dining area and connecting to the living room and kitchen, complete with stairs to the first floor.

The generous living room spans the length of the home offering a dual aspect to create a naturally light space. Bright and colourfully decorated the space benefits from a feature tiled fireplace with double French doors providing access out to the rear garden.

Moving back into the hallway, the well equipped kitchen is positioned to the rear of the home. Offering a good range of fitted wall, base and drawer units, an integrated extractor hood sits aside designated space for appliances.

To the first floor, the three bedrooms, all of which are doubles, family bathroom and shower room connect to the central landing. Upgraded and reconfigured by the current owners, the main bathroom is furnished with an integral bath, WC, heated towel rail, LED mirror and vanity wash basin with storage under, framed with metro tiled splashbacks. Whilst the additional shower room offers a walk in rainfall shower, WC, heated towel rail and vanity wash basin with storage beneath.

An additional benefit of the home is the useable loft space the owners have modified for every day use.

Externally to the rear is the considerable garden, offering low maintenance with a mature lawn and small decked area. South west facing, the garden welcomes the sun for the majority of the day and late into the evening. To the front, the fully paved driveway provides off street parking for two 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.

Entrance Porch
8'0" x 4'9"

Hallway
5'11" x 11'11"

Dining Area
16'4" x 8'9"

Living Room
10'11" x 19'5"

Kitchen
14'3" x 8'5"

Landing
3'2" x 15'2"

Bedroom One
14'3" x 8'2"

Bedroom Two
10'11" x 9'10"

Bedroom Three
10'9" x 9'3"

Bathroom
5'1" x 9'0"

Shower Room
5'5" x 5'4"

Loft Room
15'9" x 10'10"

Front Driveway & Rear Garden

Tenure
Freehold