



Hugh Avenue Shiremoor

- Charming Family Home
- Superbly Located, Close to Shops, Metro and Schools
- No Onward Chain
- Lounge, Excellent Sized Dining Kitchen
- Ground Floor Bathroom with Shower
- Two Double Bedrooms
- Private Rear Yard
- **Option 2 Auction Property 27th June 2024**



£75.000

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Hugh Avenue Shiremoor

A charming and quite delightful family home, with a pleasant aspect to the front. Superbly located for access to the A1058 City Centre, A19 and nearby Metros and public transport, also close to local amenities, including, schools and doctor's surgery. The property is available with no onward chain and has an entrance lobby, spacious lounge with feature fireplace, inner hallway, excellent sized dining kitchen with integrated appliances, downstairs bathroom with shower. There are two bedrooms to the first floor, both doubles and the property benefits from both gas radiator central heating system and double glazing. Pedestrianized frontage and private rear yard. Freehold, EPC: D, Council Tax Band: A, Heating, Electric, Water, Sewerage: Mains, Broadband: ADSL, Mobile Signal: Yes, Parking: On-Street

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: laminate flooring, turned staircase to the first floor, door to:

LOUNGE: (front): 16'0 x 15'4, (4.88m x 4.67m), an excellent sized front facing lounge with measurements into alcoves, feature fireplace with gas, coal effect fire, radiator, double glazed window, under-stair cupboard, door to:

INNER HALLWAY: storage cupboard housing combination boiler, door to:

DINING KITCHEN: 21'1 x 8'0, (6.43m x 2.44m), generous family dining kitchen incorporating a modern range of base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, one and a half bowl sink unit with mixer taps, double glazed window, radiator, double glazed door out to the rear yard

FAMILY BATHROOM: Modern bathroom with bath, electric shower, pedestal washbasin, low level w.c., tiled splashbacks, tiled splashbacks, tile effect flooring, radiator, double glazed window

FIRST FLOOR LANDING AREA: double glazed window, loft access, door to:

BEDROOM ONE: (front): 16'0 x 9'3, (4.88m x 2.82m), into alcoves, radiator, double glazed window

BEDROOM TWO: (front): 12'4 x 9'2, (3.76m x 2.79m), maximum measurements, ("L" shaped), radiator, double glazed window

EXTERNALLY: Private rear yard, pedestrianised frontage

PRIMARY SERVICES SUPPLY

Electricity MAINS metered

Water: MAINS metered

Sewerage: MAINS

Heating: GAS COMBI BOILER

Broadband: ADSL MODEM

Mobile Signal / Coverage: YES

Parking: ON STREET PARKING

TENURE

Freehold – it is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: D

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