

Park Crescent Shiremoor

"Such a super family home, we just love what this two-bedroom semi-detached family home has to offer!" With excellent local amenities, Metro, schools and with close proximity to transport links into the City Centre and the A19 North and South, this property really is perfectly placed!

Boasting an extensive garden to the rear and front driveway, entrance lobby, lounge with feature bow window, stylish and contemporary dining kitchen with integrated appliances and door out to the rear garden. Two double bedrooms to the first floor, both with fitted storage.

Gorgeous re-fitted bathroom with "P" shaped bath and shower. Gas radiator central heating system and double glazing.

£140,000









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Double Glazed Entrance Door to:

ENTRANCE LOBBY: turned staircase to the first floor, door to:

LOUNGE: (front): 14'8 x 13'2, (4.47m x 4.01m), tastefully presented lounge with measurements into feature, double glazed bow window and alcoves, fitted shelving into alcoves, radiator, door to:

DINING KITCHEN: (rear): 18'0 x 8'9, (5.49m x 2.67m), gorgeous dining and kitchen area with double glazed door out to the rear garden, the kitchen has been refitted with a stylish and contemporary range of base, wall and drawer units, fitted worktops, integrated electric oven, hob, cooker hood, plumbed for automatic washing machine, radiator, brick effect tiling, combination boiler, two double glazed windows, wood effect laminate flooring

FIRST FLOOR LANDING AREA: double glazed window, storage cupboard, door to:

BEDROOM ONE: (front): 13'5 x 8'7, (4.09m x 2.62m), excluding depth of fitted storage and additional mirrored corner wardrobe, both providing excellent hanging and storage space, radiator, double glazed window

BEDROOM TWO: (rear): 9'2 x 8'8, (2.79m x 2.54m), fitted storage cupboard, radiator, double glazed window

BATHROOM: (rear): 9'1 x 7'0, (2.77m x 2.13m), beautiful, re-fitted family bathroom, comprising of, "P" shaped bath with mixer taps, shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, modern tiling, double glazed window, wood effect laminate

EXTERNALLY: extensive rear garden with fencing, mainly lawned with patio area, shed, gated access to the front driveway.



Electricity: Mains Water: Mains Sewerage: Mains Heating: Mains Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway/On street

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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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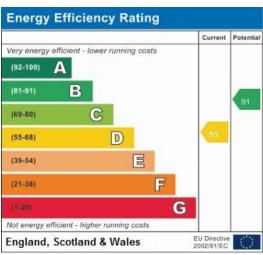












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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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