



Allendale Crescent Shiremoor

A stunning, semi-detached family home on this fabulous corner plot with an extensive, South-West facing rear garden. The property has been presented to an exceptional standard throughout and boasts, entrance porch, impressive hallway with contemporary staircase, LVT Herringbone flooring, lounge with feature fireplace and gas, coal effect fire, outstanding, re-fitted dining kitchen with breakfast bar, gorgeous fitted kitchen, integrated appliances, French doors out to the garden area, separate utility with access out to the garden area. To the first floor there are three generous bedrooms, one with fitted storage. Splendid, contemporary bathroom with shower, beautiful garden with lawn, patios, side garden area, front driveway, garden and garage. Allendale Crescent is a sought, after street close to the Metro, local schools and shops, it is also convenient for major transport links, including the A19 North and South, A1058 City Centre, Silverlink and Cobalt Business Park.

£249,950

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Double Glazed Entrance Door to:

ENTRANCE PORCH: tiled floor, double glazed windows, door to:

ENTRANCE HALLWAY: Impressive, light and airy hall with contemporary staircase to the first floor, LVT Herringbone style flooring, radiator, door to:



LOUNGE: (front): 14'4 x 11'5, (4.37m x 3.48m), into alcoves, attractive feature fireplace with gas, coal effect fire, radiator, LVT Herringbone style flooring, wall lights, radiator, oak doors through to:

DINING KITCHEN: 17'9 x 14'2, (5.41m x 4.32m), a stunning, re-fitted dining kitchen, incorporating a range of stylish, base, wall and drawer units, contrasting worktops, integrated electric oven, induction hob, contemporary Bluetooth cooker hood, integrated fridge/freezer, spotlights to ceiling, integrated dishwasher, sink unit with mixer taps, double glazed window, LVT Herringbone style flooring, two pillar vertical radiator, additional radiator, double glazed French doors out to the garden, door to:



UTILITY ROOM: 10'9 x 7'3, (3.28m x 2.21m), stylish fitted base units, roll edge worktops, plumbed for automatic washing machine, laminate flooring, radiator, double glazed window, double glazed door out to the rear garden

FIRST FLOOR LANDING AREA: feature double glazed arch window, coving, airing cupboard, door to:

BEDROOM ONE: (front): 11'8 x 10'1, (3.56m x 3.07m), radiator, double glazed window

BEDROOM TWO: (rear): 11'6 x 10'8, (3.51m x 3.25m), radiator, double glazed window

BEDROOM THREE: (front): 8'9 x 7'6, (2.67m x 2.29m), radiator, double glazed window



FAMILY BATHROOM: gorgeous, re-fitted family bathroom, comprising of, bath with mixer taps, chrome shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, two double glazed windows, fully tiled walls, laminate flooring, radiator

EXTERNALLY: extensive, South-West facing rear garden, enjoying the benefit of a corner plot. Large lawned area, patio, outside tap, shed, gated access to side garden, long driveway, front garden, garage with up and over door

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre Optic

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway/On Street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: C

EPC RATING: TBC

WB2619.AI.DB.16.12.2024 V2





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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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