



South Street Shiremoor

A beautifully presented, three story family end-of-terrace property. Within walking distance to local schools, Metro, shops, bus routes and local amenities. Excellent proximity to major transport links, including the A1058 City Centre, A19 North and South, Cobalt Business Park and Silverlink. The property is available with no onward chain and has been recently upgraded throughout. Entrance hallway, fabulous corner lounge with additional light due to extra window, oak flooring, through to contemporary and stylish kitchen with integrated appliances, door through to the garage and French doors out to the private town garden. The first floor is impressive with staircase up to the second floor, there are two bedrooms, the principle, bedroom with period fireplace and fabulous en-suite shower room. The Victorian style bathroom is luxurious, with roll top, freestanding bath and feature fireplace. There are two double bedrooms to the second floor, both with Velux windows. Private rear town garden and garage.

£175,000

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Double Glazed Entrance Door to:

ENTRANCE LOBBY: staircase up to the first floor, oak flooring, door to:

LOUNGE: (front and side): 16'8 x 16'0, (5.08m x 4.88m), into alcoves, a gorgeous, light and airy lounge with corner position and two double glazed windows, two radiators, recessed hearth, under-stair cupboard, oak flooring, door to:



BREAKFASTING KITCHEN: (rear): 20'4 x 7'3, (6.2m x 2.21m), a contemporary and stylish re-fitted kitchen, incorporating a range of base, wall and drawer units, contrasting worktops, single drainer sink unit with mixer taps, integrated electric oven, gas hob, cooker hood, radiator, space for American Fridge Freezer, double glazed window, wine rack, spotlights to ceiling, modern flooring, radiator, double glazed door through to the garage

GARAGE: 17'11 x 10'2, (5.46m x 3.10m), double glazed French doors out to the patio garden, roller garage door



FIRST FLOOR LANDING AREA: impressive, spacious landing area with turned staircase up to the second floor, under-stair cupboard, double glazed window, door to:

BEDROOM ONE: (front): 16'1 x 11'8, (4.90m x 3.56m), stunning cast iron fireplace double glazed window, door to:

EN-SUITE SHOWER ROOM: fabulous en-suite with double shower cubicle, shower with forest waterfall spray, floating, high gloss vanity sink unit with mixer taps, ladder radiator, spotlights to ceiling, extractor, panelled walls



BEDROOM FOUR: (rear): 8'1 x 8'0, (2.46m x 2.44m), radiator, double glazed window

FAMILY BATHROOM: luxurious, Victorian style family bathroom, showcasing, roll top bath with chrome hot and cold mixer taps and shower spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, period fireplace, brick effect tiling, tiled floor, spotlights to ceiling, double glazed window, radiator, extractor fan

SECOND FLOOR LANDING AREA: storage cupboard into the eaves, door to:

BEDROOM TWO: (rear): 14'5 x 8'4, (4.39m x 2.54m), restricted head room, maximum measurements, radiator, Velux window, spotlights to ceiling

BEDROOM THREE: (rear): 14'1 x 8'6, (4.29m x 2.59m), maximum measurements, some restricted head room, radiator, Velux window

EXTERNALLY: private and enclosed town garden, walled with gated access to the lane area

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage 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: A

EPC RATING: D

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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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