



Bridge Terrace Shiremoor

A wonderful blend of period terrace and eclectic design! Tucked away on this quirky, gated, pedestrianised street with fabulous front garden. Just a short walk from the Metro, local schools, shops, bus routes and with excellent proximity to major transport links, including the A19 North and South, A1058 City Centre, Silverlink and Cobalt Business Park. Beautifully renovated and updated using a multitude of stylish and innovative designs, offering absolute luxury for a multitude of potential buyers. The property has benefited from a new roof, windows, doors and radiators in recent years along with a stunning upgraded kitchen and bathroom.

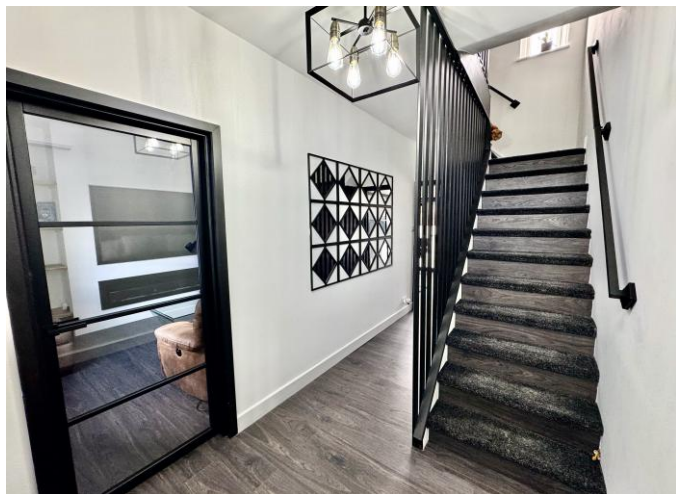
Showcasing an impressive entrance hallway, lounge with feature media wall and stylish bio-ethanol fire. Outstanding family dining kitchen with bi-fold doors, contemporary units with integrated appliances, separate utility area, downstairs cloaks/wc. Light and airy landing area, luxurious re-fitted and designed bathroom with separate jet waterfall shower. Originally built as a two bedroom property the current owners have created a larger double bedroom with fitted shutter blinds and separate dressing room with a range of modern fitted hanging space, storage and dressing area. Enclosed rear town garden with composite fencing and gates, artificial lawn, glass panels, EV charging point. Large front garden accessed via pedestrianised path.

£130,000

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Contemporary Aluminium Front Door into:

ENTRANCE HALLWAY: Impressive hallway with vertical panel staircase and handrail, three pillar radiator, under-stair cloaks and storage, wood effect flooring, glass panelled door into:



LOUNGE: (front): 13'2 x 11'2, (4.01m x 3.40m), beautiful lounge overlooking the front garden area with measurements into alcoves fitted shelving to alcove, contemporary media wall with TV point and bio-ethanol fire, double glazed window, two pillar radiator



DINING KITCHEN/FAMILY ROOM: (rear): 17'8 x 9'9, (5.38m x 2.97m), a stunning, open plan family dining kitchen with bi-fold doors opening out to the garden area, sitting area, fabulous range of stylish base, wall and drawer units, co-ordinating worktops, integrated NEFF electric oven, combo microwave, four burner electric induction hob, extractor, wine rack, sink unit with mixer taps, Quooker instant hot water tap, integrated NEFF dishwasher, laminate flooring, bio-ethanol fire, storage cupboard housing combination boiler, spotlights to ceiling, splashback, feature tiled wall, laminate flooring, vertical radiator, sliding door through to:



UTILITY AREA: 5'1 x 4'0, (1.55m x 1.21m), plumbed for automatic washing machine, laminate flooring, double glazed window, spotlights to ceiling, sliding door through to:

DOWNSTAIRS CLOAKS/WC.: gorgeous, on bench circular sink with chrome hot and cold mixer taps, low level w.c. with recessed flush, mirrored vertical ladder radiator, solid emperador marble tiling, spotlights to ceiling

FIRST FLOOR LANDING AREA: Light and airy landing with double glazed window, loft access, sliding door through to:

FAMILY BATHROOM: An outstanding re-designed and fitted bathroom, offering absolute luxury and style. Showcasing a freestanding bath with wall mounted chrome hot and cold mixer taps and shower spray, glass circular on bench sink with wall mounted mixer taps, floating low level w.c. with recessed flush, separate shower cubicle with stylish shower and jets, fully tiled walls and floor, vertical contemporary radiator, spotlights to ceiling

BEDROOM ONE: (front): 12'9 x 8'4, (3.89m x 2.54m), wonderful double bedroom with two double glazed windows with fitted shutter blinds, radiator, laminate flooring, stylish feature wall with modern panelling and sockets, open through to:

DRESSING ROOM: 8'6 x 4'7, (2.59m x 1.39m), fitted hanging and storage space, dressing area, laminate flooring, fitted shelving

EXTERNALLY: Gorgeous front garden area accessed via pedestrianised path, mostly lawned. Enclosed town garden with artificial lawn, panelling, composite fencing and metal gates with glass panelling to the top, EV charger

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains/ Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: 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

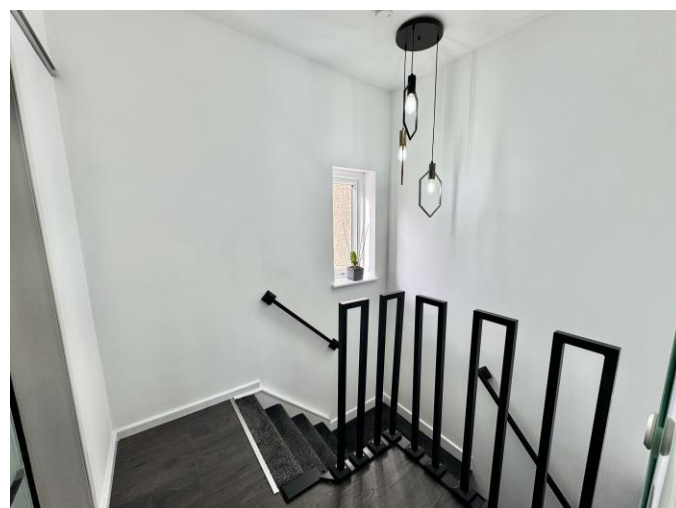
TENURE

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: TBC

WB2951.AI.DB.15/3/25.V.2





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