



Dukesfield Shiremoor

Stylish, elegant and show home quality throughout, this beautiful family semi-detached home is pleasantly located within a cul-de-sac, on this popular modern development. Close to the Metro, local shops, schools and with excellent transport links to the A1058 City Centre, A19 North and South, Silverlink and Cobalt Business Park, you really are within reach of most places and amenities! There is an impressive entrance hallway, downstairs cloaks/wc., light and airy lounge opening through to the dining room, which in turn flows beautifully into the stunning, contemporary kitchen boasting integrated appliances. There are French doors opening out from the dining area for you to enjoy views over your garden and summer evenings dining and entertaining. To the first floor there are three double bedrooms to the first floor, the principal bedroom with luxurious en-suite shower room, there is also a fabulous family bathroom. Gorgeous rear garden on a generous plot, with decked patio, lawn and door into the detached garage, there is also access through to the front of the property via the side gate. Freehold. EPC: C, Council Tax Band: B

£250,000

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Dukesfield

Shiremoor

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: an impressive, square entrance hall with feature, turned staircase to the first floor, LVT flooring, radiator and radiator cabinet, under-stair cupboard, door to:



DOWNSTAIRS CLOAKS/WC.: stylish downstairs w.c. with pedestal washbasin and low level w.c., LVT flooring, double glazed window, radiator

LOUNGE: (front): 14'9 x 10'5, (4.50m x 3.18m), a beautiful, light and airy front room with measurements into alcoves, double glazed window, radiator, LVT flooring, coving to ceiling, double doors into:



DINING ROOM: (rear): 10'7 x 10'3, (3.22m x 3.12m), with double glazed French doors opening out to the rear garden, LVT flooring, radiator, coving to ceiling, flowing through to:



KITCHEN: 10'0 X 8'1, (3.05m x 2.46m), stunning, family kitchen incorporating a fabulous range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob and cooker hood, integrated dishwasher and washing machine, under-unit lighting, down lighters, spotlights to ceiling, central heating boiler, LVT flooring, radiator

FIRST FLOOR LANDING AREA: double glazed window, loft access, airing cupboard

BEDROOM ONE: (rear): 12'5 x 10'8, (3.78m x 3.25m), maximum measurements, double glazed window, radiator, coving to ceiling, door to:

EN-SUITE SHOWER ROOM: luxurious en-suite, comprising of, shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, tiled shower area and splashbacks, tiled floor, chrome ladder radiator, fitted mirror

BEDROOM TWO: (rear): 10'2 x 8'5, (3.10m x 2.52m), radiator, double glazed window, coving to ceiling

BEDROOM THREE: (front): 10'8 x 7'5, (3.10m x 2.26m), radiator, contemporary fitted wardrobes, double glazed window, coving to ceiling

FAMILY BATHROOM: modern white suite, with bath, pedestal washbasin, low level w.c. with push button cistern, tiled floor and splashbacks, spotlights to ceiling, double glazed window, radiator

EXTERNALLY: a gorgeous, substantially improved rear garden with paved patio, decked patio, lawn, access to detached rear garage and gated access to the rear, side

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: B

EPC Rating: C

WB2130/AI/DB/01.12.2023/V.1





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