



Cartington Avenue | Shiremoor | NE27 0PZ

£165,000

Such a spacious and well-presented family semi-detached home! With local schools, shops, Metro and excellent transport links close-by, then this is a fabulous opportunity to enjoy most things on your doorstep! Enjoying an open aspect to the front, rear garden with block paved driveway, entrance hallway, lounge with feature bow window and modern electric fire, separate dining room, country style, stylish kitchen with integrated appliances, separate utility room with access to both the front and rear gardens. Three bedrooms to the first floor, all with fitted storage. Contemporary and stylish family bathroom with shower. A great family home!

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For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

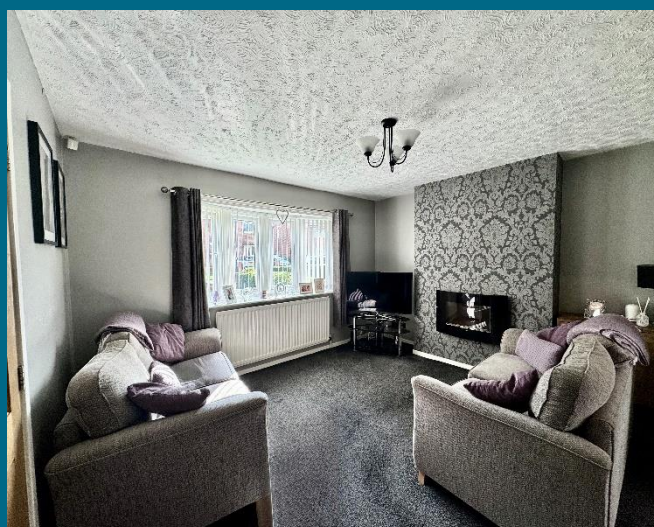
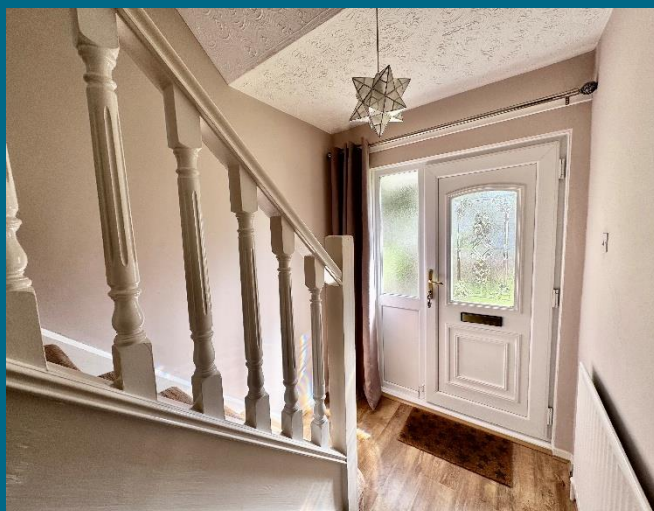
ENTRANCE HALLWAY: laminate flooring, radiator, under-stair recess, spindle staircase up to the first floor, door to:

LOUNGE: (front): 13'7 x 13'3, (4.15m x 4.04m), into double glazed feature bow window and alcoves, electric, pebble feature electric fire, radiator, open through to:

DINING ROOM: (rear): 10'4 x 9'0, (3.15m x 2.74m), radiator, double glazed French doors opening out to the rear garden, door to:

KITCHEN: (rear): 10'0 x 9'8, (3.05m x 2.95m), stylish family kitchen incorporating a range of base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, integrated electric oven, integrated dishwasher, microwave, fridge, freezer, gas hob, cooker hood, tiled splashback, radiator, double glazed window, double glazed door to:

UTILITY ROOM: (rear): 11'0 x 9'3, (3.35m x 2.82m), maximum measurements, double glazed doors out to both the rear garden and to the front, two double glazed windows, coal cupboard, plumbed for automatic washing machine



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FIRST FLOOR LANDING AREA: double glazed window

BEDROOM ONE: (front): 12'0 x 10'7, (3.66m x 3.22m), radiator, double glazed window, excluding depth of attractive fitted wardrobes, providing ample hanging and storage space, radiator, dressing table

BEDROOM TWO: (rear): 10'01 x 8'8, (3.05m x 2.64m), excluding depth of attractive fitted wardrobes, radiator, double glazed window

BEDROOM THREE: (front): 9'2 x 8'6, (2.79m x 2.59m), maximum measurements, storage cupboard over stairs, radiator, double glazed window

FAMILY BATHROOM: 8'0 x 5'6, (2.44m x 1.68m), contemporary family bathroom showcasing, bath with mixer taps, electric shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, radiator, laminate flooring, double glazed window

EXTERNALLY: lovely enclosed, walled front garden with gated access, block paved rear driveway, gated, additional lawned area

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains /Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Rear Driveway/On street Parking

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

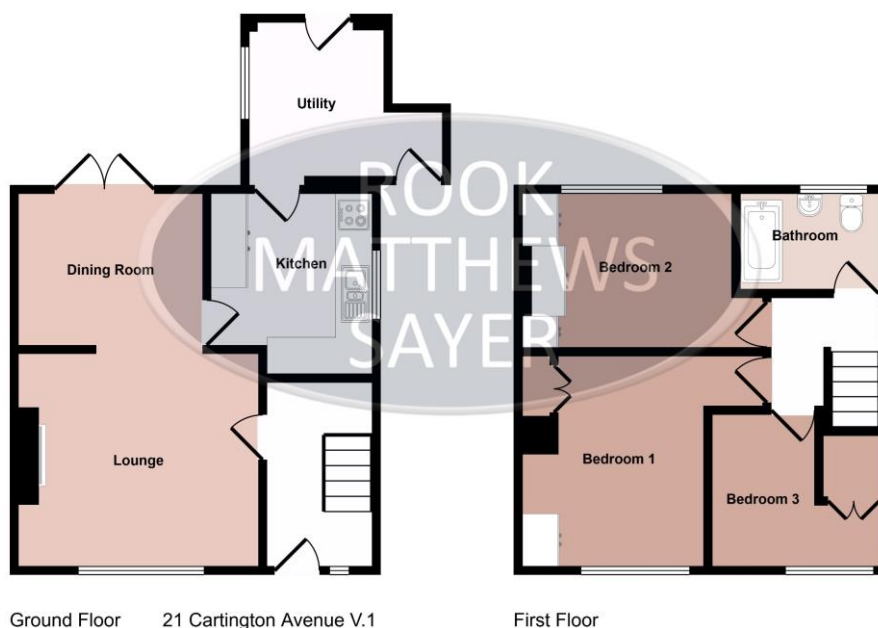
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Awaiting EPC

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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.