



Brenkley Avenue | Shiremoor | NE27 0PS

£180,000

Beautifully presented, this impressive 2-bedroom semi-detached home on Brenkley Avenue offers stylish living spaces, a generous block-paved driveway for multiple vehicles, and versatile rooms. The property features a welcoming lounge with a feature log burner fireplace and contemporary décor, flowing through to a bright and spacious modern kitchen/dining area with high-gloss units, integrated appliances, feature tiling, and French doors opening onto the beautiful rear garden. A large utility room provides excellent extra storage and appliance space, while an extensive side garage conversion/study offers huge potential for use as a home office, studio, or hobby room. Upstairs, the property boasts a generous primary bedroom with plenty of natural light and fitted storage, a well-proportioned second bedroom, and a luxurious contemporary bathroom complete with vanity units, bath, and a high-spec multi-feature shower pod. Externally, the rear garden is designed for easy upkeep and year-round enjoyment, offering decorative slate section, pond feature, shed, and decked seating areas. With modern finishes throughout, excellent outdoor space, and convenient access to local shops, schools, and transport links.

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SEMI-DETACHED

**SOUTH-FACING REAR
GARDEN**

SPACIOUS DRIVEWAY

**CONTEMPORARY
BATHROOM WITH STEAM
SHOWER**

**LOUNGE WITH FEATURE
LOG BURNER**

**CLOSE TO SCHOOLS, SHOPS
AND TRANSPORT LINKS**

**FULLY BOARDED LOFT
SPACE**

**STYLISH AND LIGHT FILLED
DINING KITCHEN**

For any more information regarding the property please contact us today

ENTRANCE PORCH: Double glazed entrance door, double glazed windows, door to:

HALLWAY: Double glazed window, radiator, stairway to first floor, door to:

KITCHEN 17'6 x 7'7 (5.33m x 2.31m) L shape room: Incorporating a range of base, wall and drawer units, worktops, integrated oven, integrated electric hob, basin with mixer tap, breakfasting bar, radiators, double glazed French doors to the wonderful gardens and flooding the room with natural light, door to:

LOUNGE 11'2 x 11'9 (3.4m x 3.58m) Maximum measurements into alcove, double glazed window, feature fireplace with log burner, ceiling coving, radiator.

UTILITY 10'7 x 8' (3.22m x 2.44m): Plumbing for washer and space for dryer, radiator, double glazed window boasting rear garden views, door to garden and door to:

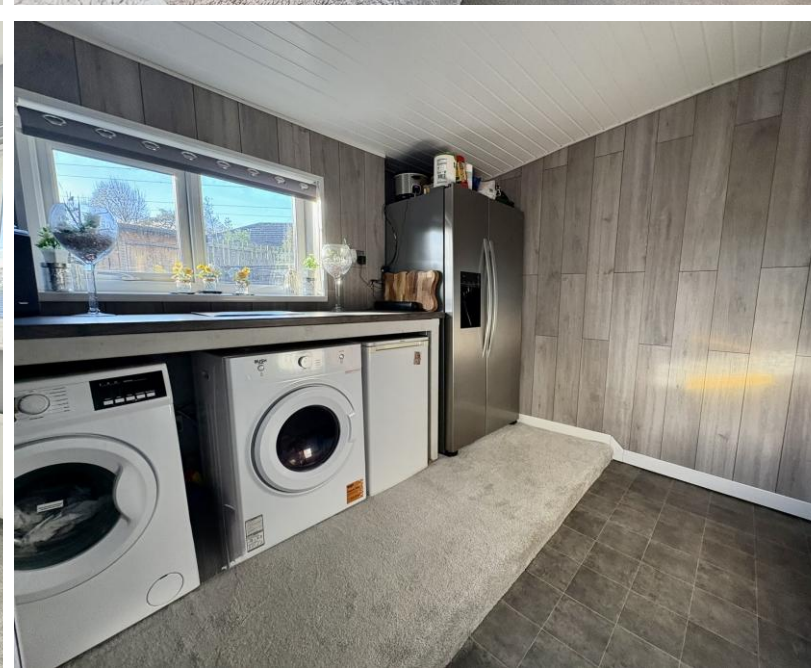
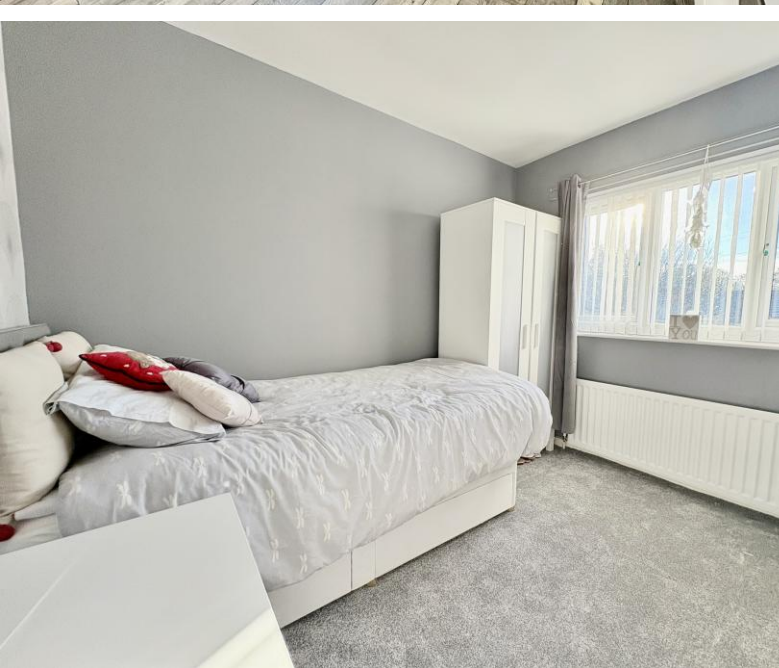
GARAGE CONVERSION 7' x 17'2 (2.13m x 5.23) A spacious and versatile room that can be utilised for a range of uses. Double glazed windows, double glazed French doors with access to front, radiators.



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LANDING: Access hatch with loft ladder to the fully boarded loft space, double glazed window, door to:

BEDROOM ONE 15'5 x 9'9 (4.7m x 2.97m) Maximum measurements into alcove: A generously proportioned and naturally light double bedroom with built in alcove storage, double glazed windows, radiator.

BEDROOM TWO 11' x 9'7 (3.35m x 2.92m) Maximum measurements: Double glazed window with views of the rear garden and South facing aspect that creates a naturally bright space, radiator,

BATHROOM: A modern and sleek bathroom featuring a steam shower, separate bath with overhead shower, low level cistern W.C, vanity unit basin with mixer tap, stylish anthracite towel rail.

EXTERNALLY: Enclosed and spacious rear garden which benefits from a South facing aspect, spacious block paved front driveway for off street parking,

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: "Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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.

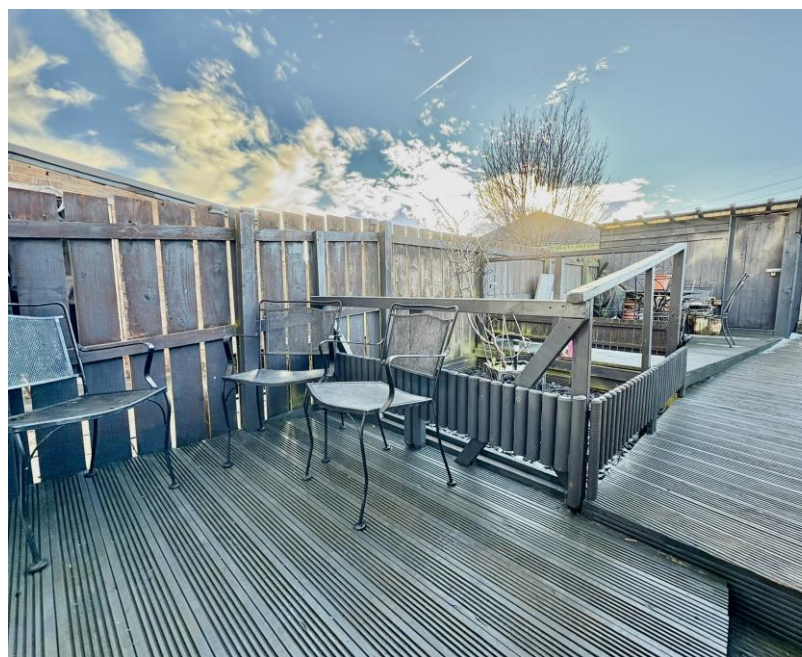
TENURE

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: C

WB3488.TJ.DB.24.11.2025.V.2



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First Floor

Ground Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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