



Milfield Avenue | Shiremoor | NE27 0LE

£189,995

A stunning family semi-detached property boasting an excellent location close to gorgeous walks, Metro, schools, shops and bus routes. With a fabulous Southerly rear garden, you can enjoy perfect family time and long summer days in the landscaped and upgraded rear garden, enclosed with lawn, decked patio and paving. Wonderful, light and airy hallway, front facing lounge with shutter blinds and multi-fuel stove fire, promising cosy winter evenings! The dining kitchen is beautiful, having enjoyed an upgrade with breakfast bar, stylish and contemporary range of units, integrated appliances and French door out to the garden area, separate utility room, downstairs cloaks/w.c., large storage area to the front, accessed from the ground floor.

Three generous bedrooms to the first floor and a luxurious re-fitted bathroom with forest waterfall shower. Front, paved garden with double gates offering an excellent sized potential driveway, subject to dropped kerb consent. A beautiful family home!

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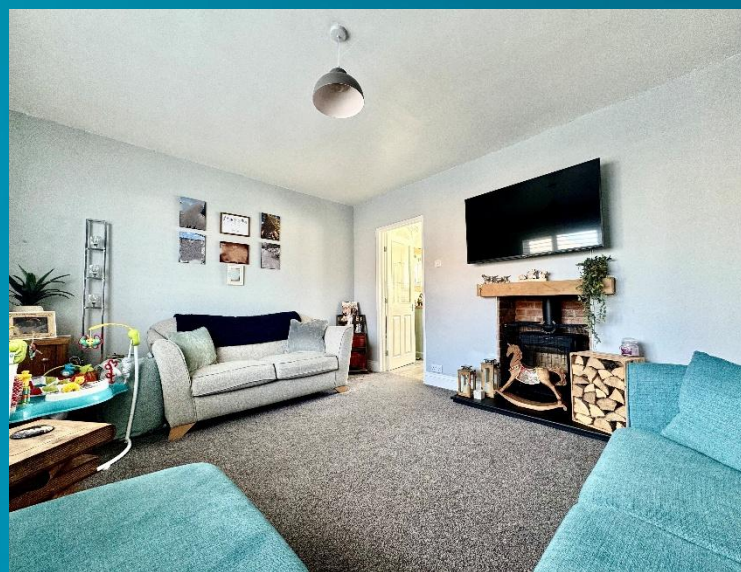
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2



1



Contemporary Entrance Door to:

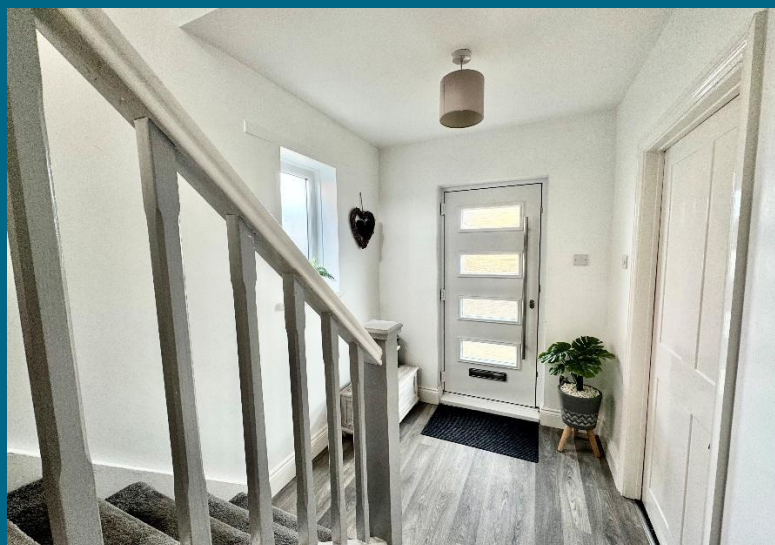
ENTRANCE HALLWAY: Gorgeous, light and airy hallway with double glazed window, wood effect flooring, staircase up to the first floor, door to:

LOUNGE: (front): 14'0 x 11'6, (4.27m x 3.51m), elegant and stylish, this beautiful, front facing lounge showcases an exposed brick recess, plinth and multi-fuel stove fire, double glazed window with shutter blinds, door to:

DINING KITCHEN: (rear): 20'2 x 11'2, (6.12m x 3.40m), a stunning, re-fitted family dining kitchen with a delightful Southerly aspect and French door out to the garden area. The kitchen is fitted with a stylish and contemporary range of base, wall and drawer units, contrasting worktops, breakfast bar, integrated electric oven, gas hob, cooker hood, one and a half bowl sink unit with mixer taps, wood effect flooring, two radiators, brick effect tiling, double glazed window, through to:

UTILITY ROOM: 11'1 x 7'9, (3.38m x 2.36m), maximum measurements, worktop, fitted wall unit, double glazed French doors out to the garden area, plumbing for dishwasher and automatic washing machine, brick effect tiling, radiator

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c. with push button cistern, brick effect tiling, half height panelling, tile effect flooring, double glazed door to:



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STORAGE AREA: plastered, enclosed storage area with measurements of 18'0 x 6'1, (5.49m x 1.85m), with double glazed door out to the front garden area. Note this outhouse area is of a timber framed structure with insulation and not part of the main house

FIRST FLOOR LANDING AREA: loft access, double glazed window, door to:

FAMILY BATHROOM: 8'5 x 5'3, (2.57m x 1.60m), a luxurious, re-fitted family bathroom, boasting, bath with mixer taps, chrome shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, fully tiled walls, tiled floor, two double glazed windows, vertical radiator

BEDROOM ONE: (rear): 11'4 x 10'9, (3.45m x 3.28m), plus door recess, double glazed window, radiator

BEDROOM TWO: (front): 11'6 x 10'6, (3.51m x 3.20m), laminate flooring, radiator, double glazed window

BEDROOM THREE: (front): 9'2 x 8'3, (2.79m x 2.52m), radiator, double glazed window

EXTERNALLY: beautiful, re-designed and upgraded garden with delightful, Southerly aspect. With decked patio, lawn, paving, shed and fencing. To the front of the property there is a large paved potential driveway, subject to dropped kerb consent, double gates

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains /Gas

Broadband: Fibre

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,

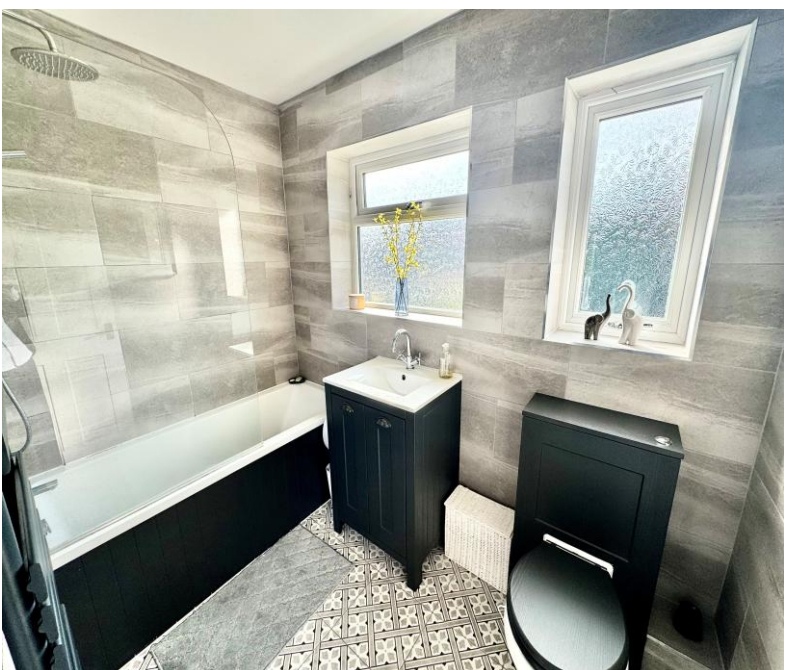
TENURE

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

WB3322.AI.DB.10.10.2025.V.2



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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