



Park Crescent | Shiremoor | NE27 0LH

**£190,000**

Beautifully maintained and offering an impressive amount of living space, this four-bedroom semi-detached home on Park Crescent combines modern décor, well-planned accommodation and excellent outdoor space, complete with a detached garage and private driveway. Situated in a popular residential area within easy reach of the Metro, shops, schools and the A19, this is an ideal home for easy commuting. The property welcomes you through a bright porch into the hallway, which leads to the stylish front living room. This inviting space features contemporary décor, wood-effect flooring, a cosy feature fireplace with multi fuel stove, and plenty of room for relaxing and entertaining. To the rear, the home opens into a superb open-plan kitchen/dining/family room, thoughtfully designed with modern navy cabinetry, woodblock-style worktops, a range-style cooker and an integrated wine cooler. Large windows and patio doors fill the space with natural light and offer seamless access to the rear garden. This versatile, sociable layout is ideal for family mealtimes, entertaining and everyday living.

The ground floor also benefits from a practical study/home office, perfect for remote working or additional storage, along with a handy downstairs WC. Upstairs, the property boasts four well-sized bedrooms, each light, well-presented and offering great flexibility. A modern and spacious bathroom completes the first floor, featuring a separate walk-in shower, a full-size bath and contemporary fittings. Externally, the rear garden is a fantastic outdoor space with lawned and patio areas, raised planters and ample room for outdoor dining and play. The property further benefits from a detached garage for storage or workshop use, and a private driveway providing off-street parking. This well-proportioned, well-presented home offers a superb balance of space, style and practicality in a highly convenient Shiremoor location.

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### **Semi Detached**

**Close to Shops and Transport  
Links**

**Stunning Lounge with Feature  
Fire**

**Four Bedrooms**

### **Open Plan Kitchen/Dining**

**Downstairs w.c**

**Gorgeous Bathroom**

**Off street Parking**

For any more information regarding the property please contact us today

**ENTRANCE PORCH:** Entrance door, double glazed windows, door to:

**ENTRANCE HALL:** Stairway to first floor, door to:

**LIVING ROOM** 14'2 x 12 (4.32m x 3.66m)

Measurement into alcoves: Feature fireplace with multi fuel stove, radiator, coving, double glazed window, under stairs storage cupboard, door to:

**DINING KITCHEN** 17'6 x 28'2 (5.33m x 8.59m)

Maximum measurements L shape room: Incorporating a range of base, wall and drawer units, sleek worktops, Belfast sink, integrated appliances include dishwasher, washer dryer, wine fridge, full size fridge and freezer, cooker hood. Double glazed windows, radiator, door to:

**STUDY/OFFICE** 8'9 x 8'4 (2.67m x 2.54m) Plus

connecting doorway: A versatile room currently used as a home office, radiator, double glazed window, door to:

**W.C.:** Low-level push-button cistern W.C, vanity unit with basin and mixer tap, double glazed window.

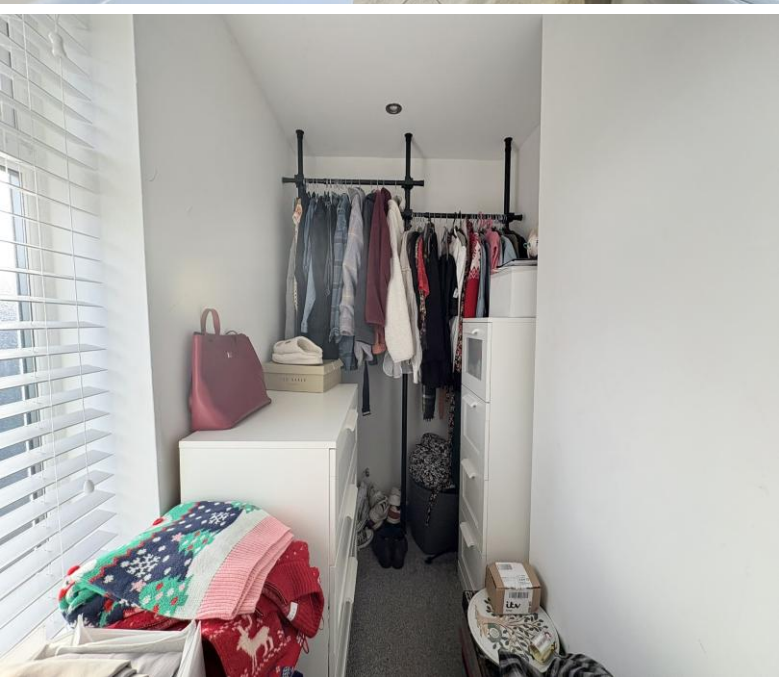


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**LANDING:** Split stairway, two loft access hatches to two separate loft spaces, door to:

**BATHROOM** 5'7 x 8'5 (1.7m x 2.57m) Plus shower cubicle space: Tiled floor and tiled walls excluding shower cubicle, chrome towel rail radiator, shower cubicle with rainfall shower and separate shower head, bath, low level, push button cistern W.C, basin, double glazed privacy window.

**BEDROOM ONE** 14'8 x 8'7 (4.47m x 2.62m)  
Measurement into alcove: Alcove storage cupboard plus a walk-in wardrobe style storage cupboard which has had plumbing for easier conversion to en-suite, double-glazed window, radiator.

**BEDROOM TWO** 12'4 x 9'3 (3.76m x 2.82m) Plus storage cupboard recess: Double glazed window, radiator.

**BEDROOM THREE** 8'9 x 9' (2.67m x 2.74m) Plus alcove space: Double glazed window, radiator.

**BEDROOM FOUR** 8'5 x 9' (2.57m x 2.74m) : Double glazed window, radiator.

**EXTERNALLY:** Enclosed and spacious rear garden which part paved, detached garage (does not have vehicle access) and front driveway for off street parking.

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas/Wood Burner

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway/Detached Garage no access for vehicles

#### **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**

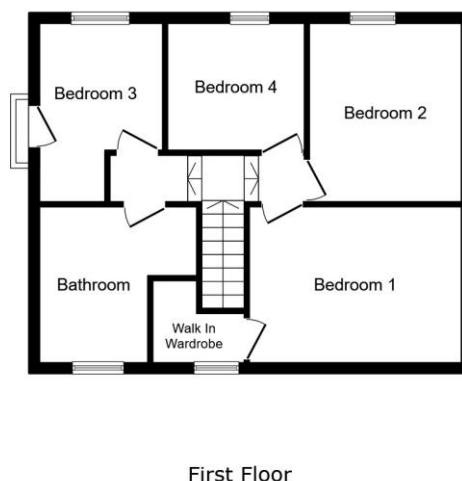
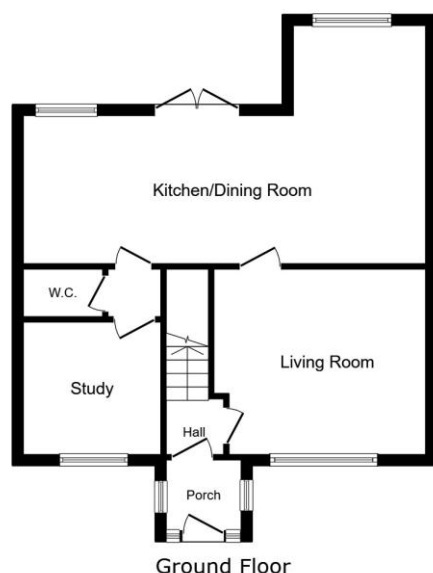
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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