



Grange Avenue | Shiremoor | NE27 0SZ

£80,000

Popular and realistically priced, well-proportioned two-bedroom semi-detached family home. Offering excellent potential for further development or modernisation. Ideally positioned within the popular area of Shiremoor, with superb transport links, including the A19 (North & South), Cobalt Business Park, and Silverlink Retail Park. Shiremoor Metro Station is within walking distance, with additional nearby bus routes providing convenient public transport options. Local schools are also on your doorstep! With the added benefit of onward chain, suiting multiple buyers looking to put their own stamp on a home. Externally, it boasts an enclosed south-facing rear garden with gated access to the front of the property. Internally, you are welcomed into the entrance hallway, lounge with feature fireplace and gas, living flame fire, (not tested), fitted kitchen with exit out to the garden area. There are two double bedrooms to the first floor and a family bathroom with electric shower.

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Family Semi-Detached Home

South Facing Garden

Close to Metro and Schools

Excellent Transport Links

Lounge with Feature Fireplace

Fitted Kitchen

Two Double Bedrooms,

Front Driveway

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: laminate flooring, radiator, staircase to the first floor, open to:

LOUNGE: 11'6 x 13'4, (3.54m x 4.08m), into alcoves, laminate flooring, gas living flame fireplace (not tested), radiator, double glazed window to the front, door to:

KITCHEN: (rear): 16'6 x 6'5 maximum (5.06m x 1.98m), incorporating a range of base, wall and drawer units, contrasting worktops, double glazed window, cupboard containing combination boiler, (not tested), under-stair cupboard, radiator, double glazed door out to the side of house and into back garden.

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

BATHROOM: 6'4 x 6'1 (1.94m x 1.86) comprising of, bath, electric shower, washbasin, w.c., radiator, double glazed window, part tiled

BEDROOM ONE: (front): 16'6 x '9, (5.06m x 2.74m) maximum measurements, radiator, double glazed window

BEDROOM TWO: (rear): 10'2 x 9'5) (3.11m x 2.9m), double glazed windows, radiator

EXTERNALLY: enclosed south facing rear garden, mainly lawned, side gate through to the front

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: None

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

AGENTS NOTE

All appliances and services have not and will not be tested.

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: D

EPC RATING: A

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Awaiting Floorplan



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



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.