



## Langley Avenue Shiremoor NE27 0UB

**£180,000**

Occupying a pleasant position within this established residential area of Shiremoor, this semi-detached bungalow offers well-balanced accommodation, a generous rear garden and the rare advantage of a detached garage with electric roller door. The accommodation is arranged across a single level and includes a comfortable living room to the front, two bedrooms, a spacious shower room and an impressively spacious dining kitchen. To the rear, a substantial conservatory provides additional reception space and enjoys direct access to the garden, creating a versatile area that can be adapted to suit a variety of needs. Externally, the property continues to impress. The South-East facing rear garden combines lawned and patio areas, together with a greenhouse and detached garage, providing excellent outdoor space for gardening, entertaining or simply enjoying the privacy of the setting. Langley Avenue is well placed for local amenities, transport links and shopping facilities, while nearby road connections offer convenient access across North Tyneside and beyond. Offering comfortable accommodation with excellent potential to personalise and enhance over time, this is a bungalow that will appeal to a wide range of buyers seeking single-storey living in a well-established location.



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**Two-bedroom Semi-detached Bungalow**

**Generous Plot with Substantial South-East Facing Rear Garden**

**Drive and Garage**

**Conservatory Overlooking the Rear Garden**

**Front Porch**

**Two Reception Rooms**

**Shower Room**

**Close to Local Amenities**

For any more information regarding the property please contact us today

**PORCH:** Front entrance door, double glazed windows, door to:

**HALLWAY:** Radiator, door to:

**LIVING ROOM:** 10'11" x 12'01" (3.33m x 3.68m):  
Double glazed window, radiator, feature fireplace with tiled surround.

**BEDROOM ONE:** 11'09" x 11'02" (3.58m x 3.40m):  
Double glazed window, radiator, fitted wardrobes, fitted bedside cabinets and overhead storage.

**BEDROOM TWO:** 8'09" x 10'10" (2.67m x 3.30m):  
Double glazed window, fitted wardrobe, radiator.

**SHOWER ROOM:** 6'07" x 7'07" (2.01m x 2.31m):  
Walk-in shower enclosure, pedestal wash hand basin, low level WC, tiled walls, tiled flooring, double glazed window, radiator.

**DINING KITCHEN:** 20'04" x 10'05" (6.20m x 3.18m):  
Range of wall and base units, work surfaces, sink and drainer unit, integrated double oven, gas hob with cooker hood, tiled splashbacks, plumbing for washing machine, space for further appliances, double glazed windows, radiator, built-in storage cupboards, ample space for dining furniture, door to garden, door to:

**CONSERVATORY:** 9'03" x 13'07" (2.82m x 4.14m):  
Double glazed windows, tiled flooring, double glazed door to rear garden.

**GARAGE:** Detached brick-built garage with electric roller door, power, lighting and side door to the rear garden.

**EXTERNAL:** Front drive with pathway to entrance. Generous enclosed rear garden incorporating patio areas, lawn, greenhouse and established planting. Detached garage/workshop accessed via a shared driveway and gated side access to garden.

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Floor Plan

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

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Garage/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.

Awaiting EPC

#### 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: B

#### EPC RATING: TBC

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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.

**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 as any authority to make or give any representation or warranty whatever in relation to this property.

