



Park Crescent | Shiremoor | NE25 8SU

Asking Price: £108,000



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This three-bedroom semi-detached home is well located for local shops, schools and everyday amenities, with Shiremoor Metro nearby and easy access to the A19, Silverlink, Newcastle and the coast. Offering well-proportioned accommodation throughout, the property is a great opportunity for a buyer looking for a home they can update and make their own. The ground floor comprises a spacious lounge with a large front window allowing plenty of natural light, a good-sized kitchen overlooking the rear garden, bathroom and separate W.C. Upstairs there are three bedrooms, including a generous main bedroom with built-in storage. Outside, there is a lawned garden to the front and a good-sized enclosed garden to the rear, providing plenty of outdoor space and scope for further improvement. This property also has the added benefit of no onward chain!

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ENTRANCE HALLWAY: radiator, turned staircase to the first floor, door to:

LOUNGE: (front) 14'8 x 11'9 (4.47m x 3.58m) measurements into alcoves, feature fireplace, laminate flooring, storage cupboard, radiator, double glazed window,

KITCHEN: (rear) 17'2 x 8'5 (5.23m x 2.57m) incorporating a range of base, wall and drawer units, contrasting worktops, tiled walls, integrated electric oven (not tested), single drainer sink unit with taps, two double glazed windows, radiator, laminate flooring

BATHROOM: (rear) comprising of, bath, electric shower, washbasin with taps, tiled walls, double glazed window, radiator, laminate flooring

SEPARATE W.C: (rear), double glazed window, low level w.c. with push button cistern

LANDING: double glazed window, loft access, door to:

BEDROOM ONE: (front) 13'6 x 8'7, (4.12m x 2.62m) fitted wardrobes, double glazed window, radiator

BEDROOM TWO: (rear) 12'4 x 9'2, (3.76m x 2.79m) fitted wardrobe housing boiler, double glazed window, radiator

BEDROOM THREE: (rear) 8'5 x 9'1, (2.57m x 2.77m) double glazed window, radiator

EXTERNALLY: rear garden with lawn, patio, fenced borders and front garden with lawn

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: On street

MINING

The Northeast 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: The property is sold as seen and appliances have not and will not be tested.

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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 relation to this property.

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.



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Awaiting Floorplan