

Park Grove | Shiremoor | NE27 0LN

£240,000

An extended and particularly versatile four-bedroom semi-detached home, offering spacious accommodation arranged over two floors, with the added benefit of a ground-floor bedroom and stunning contemporary bathroom, a generous dining kitchen, separate utility room and conservatory overlooking the South-facing rear garden. The property opens into an enclosed entrance porch and hallway, leading through to a well-presented living room featuring a multi-fuel stove set within an attractive fireplace, complemented by built-in shelving and storage. The dining kitchen provides an excellent space for everyday living, fitted with a range of units and cooking facilities, with a separate utility room adding further practicality. The ground floor also accommodates a versatile bedroom and an impressive contemporary bathroom, featuring a freestanding bath and separate walk-in shower with gold-effect fittings. To the first floor are three further bedrooms all with generous proportions. Externally, the property benefits from a lawned front garden with established planting and a paved driveway. To the rear is a South-facing garden with lawn, paved patio areas and established planting, whilst the conservatory provides an additional reception space overlooking the garden.

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Four-Bedroom Semi-Detached Family Home

Beautiful Modern Marble-Effect Bathroom

Stunning Lounge with Feature Fireplace

Separate Dining Area off Kitchen

Additional Utility

Enclosed Rear Lawned Garden with Patio Area

Front Garden with Driveway

Conservatory

ENTRANCE PORCH: An enclosed entrance porch featuring extensive double-glazed panels, a part-glazed entrance door, providing a useful entrance space before the main hall.

LIVING ROOM: 11'10" x 14'10" (3.61m x 4.52m) A well-proportioned reception room featuring an attractive multi-fuel stove set within a fireplace, complemented by a brick surround and raised hearth. Further features include built-in display shelving and cupboards either side of the fireplace, under stairs cupboard, decorative panelled feature wall, radiator, double-glazed bay window, door to:

DINING KITCHEN: 13'0" x 8'11" (3.96m x 2.72m), plus 8'3" x 8'2" (2.51m x 2.49m) Fitted with an extensive range of wall and base units, complemented by contrasting dark work surfaces and mosaic-style tiled splashbacks, tiled flooring, double-glazed windows. Features include a gas hob, oven, plumbing for washer and dishwasher, basin with drainer and mixer tap, together with space for additional appliances. The adjoining dining area provides space for a family-sized dining table, door to:

CONSERVATORY: A uPVC conservatory with extensive double-glazed windows and doors, allowing plenty of natural light and providing views across the rear garden. The conservatory has a translucent roof and provides direct access to the garden.

UTILITY ROOM: 4'8" x 8'9" (1.42m x 2.67m) A useful separate utility room fitted with contemporary gloss-fronted wall and base units with tiled splashbacks, contrasting work surfaces and basin. Provides space and plumbing for a washing machine and space for a tumble dryer.

BATHROOM: 8'0" x 7'5" (2.44m x 2.26m) An impressive contemporary bathroom finished with striking marble-effect wall and floor tiling. Fitted with a freestanding bath with gold mixer tap and shower attachment, alongside a separate walk-in shower enclosure with gold-effect frame and fittings. Further features include a wall-mounted vanity unit with countertop wash basin, W.C, gold-effect heated towel rail, double-glazed window.

BEDROOM 4: 8'1" x 13'2" (2.46m x 4.01m) A versatile ground-floor bedroom with a double-glazed window and radiator.

LANDING: Providing access to the first-floor bedrooms and with loft access. The loft is half boarded.

BEDROOM 1: 12'10" x 8'7" (3.91m x 2.62m) + (FITTED WARDROBE AREA: 5'1" x 8'8" (1.55m x 2.64m)) A well-presented bedroom featuring extensive fitted bedroom furniture, including wardrobes, overhead cupboards, bedside storage and large storage/wardrobe area with mirrored sliding doors. Further features include a double-glazed window and radiator.

BEDROOM 2: 9'3" x 12'4" (2.82m x 3.76m) A further double bedroom, cupboard housing the boiler with upper storage space, a double-glazed window and radiator.

BEDROOM 3: 8'5" x 9'1" (2.57m x 2.77m) A comfortable bedroom with a double-glazed window and radiator.

FRONT EXTERNAL: To the front of the property is a lawned garden with established shrubs and planting, creating an attractive approach to the house. A paved driveway provides off-street parking, with a pathway leading to the enclosed entrance porch.

REAR EXTERNAL: The south-facing rear garden offers a generous lawn, complemented by paved patio areas providing space for outdoor seating and entertaining. Established shrubs and planted borders add colour and interest around the garden, which is enclosed by timber fencing.

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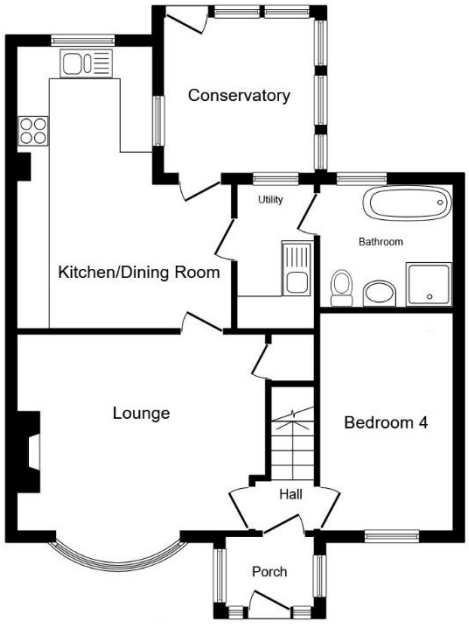


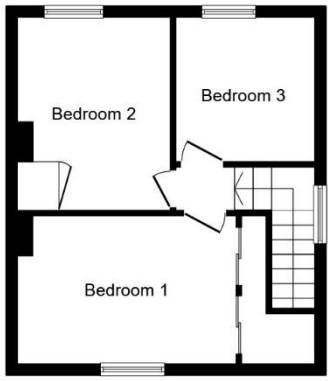




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Total floor area 105.9 m² (1,140 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: Driveway

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: "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".

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: TBC

WB4167.TJ.DB.18.11.2026 V.2

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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The Property Ombudsman

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