



2 bed semi-detached house to buy in NE27

Ford Crescent, Shiremoor, Newcastle upon Tyne, Tyne and Wear, NE27 0NS

£270,000

 x 2  x 1  x 1

Tenure

Freehold

Property features

- ✓ Two Bedroom Semi Detached
- ✓ Sought After Area
- ✓ Additional Loft Storage
- ✓ Excellent Local Amenities
- ✓ EPC Rating C

Double Garage parking

Garden

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Description

Pattinson welcome to the sales market this immaculate and well presented two bedroom semi detached house located in the sought-after area of Shiremoor within access to excellent local amenities transport links, A19, Silverlink retail Park and Cobalt Business Park. This thoroughly inviting property offers a perfect blend of modern comfort and classic elegance. The property benefits from an assortment of well-proportioned rooms, including two comfortable bedrooms, one stylish bathroom, and a spacious reception room that can act as the heart of the home. Properties in Shiremoor tend to be in high demand, so an early viewing is highly recommended for this delightful home which would appeal to first-time buyers or those looking to downsize, offering both a homely feeling and convenient location.

Comprising, entrance hallway, lounge to the front of the property, good sized fully fitted kitchen diner with a range of wall and floor units, integrated appliances, first floor landing, bedroom 1 double to the front of the of the property, bedroom 2 double to the rear, family bathroom with white suite. Externally there is a large driveway and double garage, rear garden making it the perfect spot for alfresco dining in the warmer months, or simply for children to play. NOT TO BE MISSED For further details or to arrange a viewing, please contact Pattinson Estate Agents.

Council Tax Band: A

Tenure: Freehold

Price: Offers in Excess Of £270,000

Property Type: Semi-detached house

USPs: Garden

Parking: Double Garage

Heating: Gas

Lounge

3.85m x 3.46m (12'7" x 11'4")



Kitchen/Diner

6.45m x 5.44m (21'1" x 17'10")



Utility Room

3.40m x 2.17m (11'1" x 7'1")



Bedroom 1

4.54m x 3.08m (14'10" x 10'1")



Bedroom 2

3.46m x 2.88m (11'4" x 9'5")



Bathroom

2.52m x 1.65m (8'3" x 5'4")

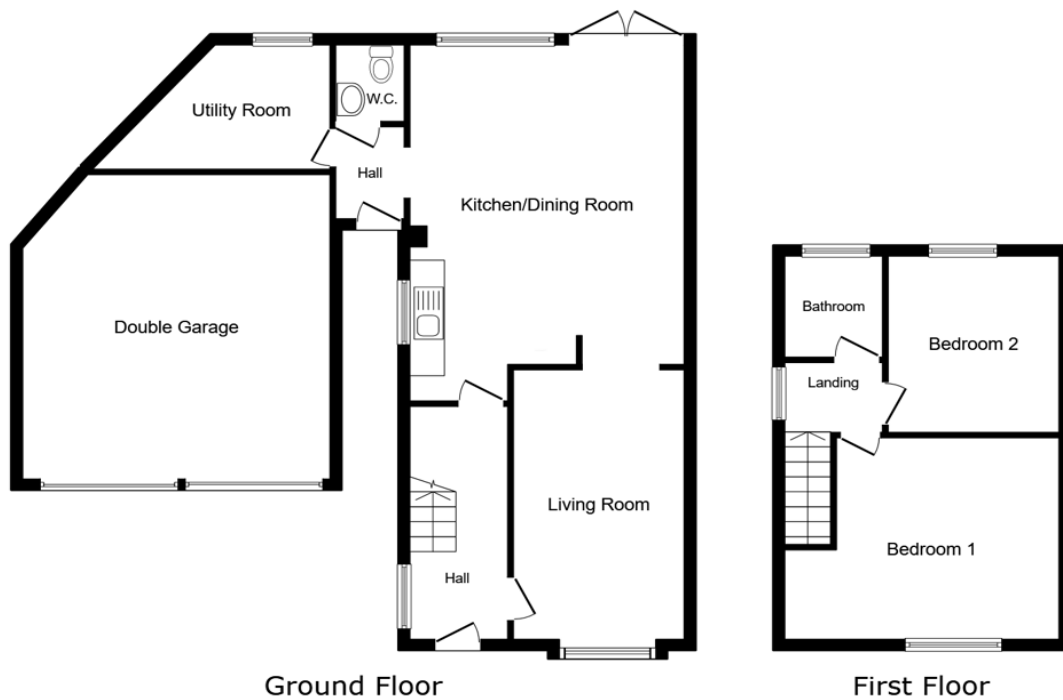


Patio Area



Garden





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Ford Crescent, Shiremoor, Newcastle upon Tyne, Tyne and Wear, NE27 0NS

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

