

Park Lane, Shiremoor, NE27

OIRO £170,000



Full Description

Alexander Hudson Estates introduce to the market this well presented two bedroom semi detached home, occupying a convenient position on Park Lane, Shiremoor. The property offers versatile accommodation over two floors, together with a driveway providing off-street parking and an enclosed south facing rear garden.

The property briefly comprises of entrance hall providing access to the principal ground floor accommodation, together with stairs leading to the first floor. The lounge diner is a generous open-plan reception space, finished with a striking feature wall with mounted TV and benefiting from large windows to both the living and dining areas, creating a bright and versatile space for relaxing and entertaining.

The kitchen is fitted with a range of sleek gloss units, integrated oven and gas hob, along with a contemporary extractor and further door leading out to the rear garden. A utility room completes the ground floor accommodation, offering practical space for laundry appliances and further storage, together with room for a dedicated home office set-up.

To the first floor are two well-proportioned bedrooms together with the bathroom. The principal bedroom is a generous double, benefiting from

mirrored wardrobes and ample space for additional furniture. The second bedroom offers further well-proportioned accommodation, suitable for a range of uses including a guest room or home office. The bathroom comprises of bath, wash hand basin, WC and heated towel rail.

Externally, the property benefits from a driveway to the front providing off-street parking. To the rear is an enclosed private garden with a lawned area, paved patio and a wooden shed, offering a private space for outdoor dining and additional storage.

Lounge / Dining Room 19' 7" x 10' 11" (5.98m x 3.34m)

Kitchen 10' 0" x 8' 4" (3.06m x 2.54m)

Utility / Office 9' 11" x 8' 0" (3.03m x 2.43m)

Bedroom 1 14' 1" x 10' 7" (4.30m x 3.23m)

Bedroom 2 11' 0" x 9' 5" (3.35m x 2.87m)

Bathroom 6' 1" x 6' 1" (1.86m x 1.85m)

Disclaimer

At Alexander Hudson Estates, we take great care to ensure our marketing is accurate, clear, and transparent. These particulars are intended as a guide only and do not form part of any offer or contract.

All descriptions, images, floor plans, and measurements are provided in good faith but should not be relied upon as statements of fact. Interested parties are advised to carry out their own due diligence and satisfy themselves as to the accuracy of the information provided.

Features

- Well presented two bedroom semi detached home.
- Versatile room currently utilised as a utility room and home office.
- Driveway and enclosed south facing rear garden.
- Convenient Shiremoor location, close to amenities.

Contact Us

Alexander Hudson

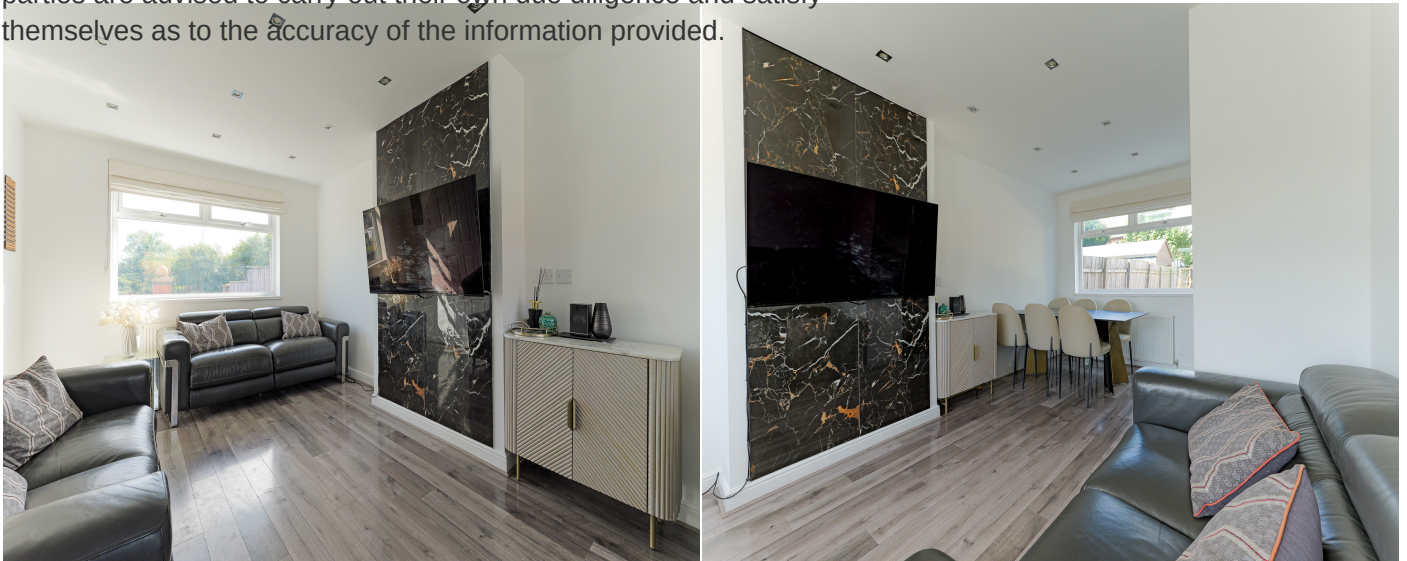
The Printworks, 20 Arrow Close
Killingworth

Newcastle Upon Tyne

NE12 6QN

T: 0191 268 7433

E: sales@alexanderhudson.co.uk

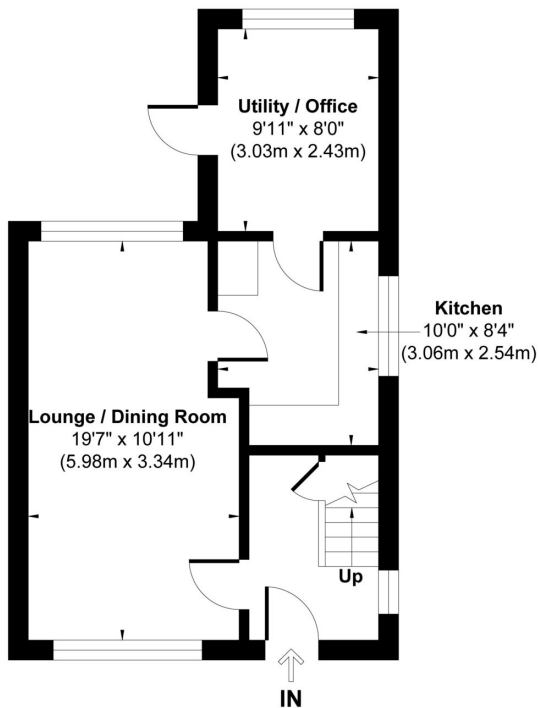




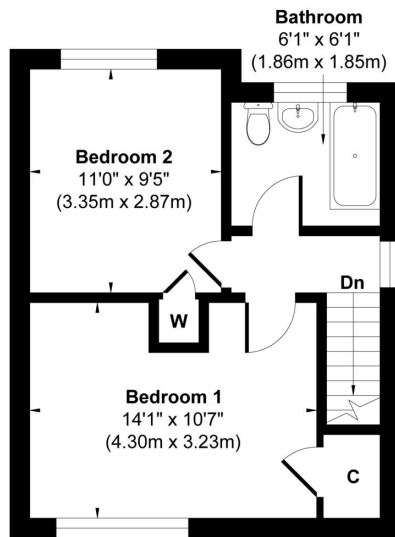


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C	70	
(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	



Ground Floor
Approximate Floor Area
420 sq.ft
(39.06 sq.m)



First Floor
Approximate Floor Area
367 sq.ft
(34.14 sq.m)

Approx. Gross Internal Floor Area 787 sq. ft / 73.20 sq. m

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited. All rights reserved for Alexander Hudson Estates