

Wark Avenue, Shiremoor, NE27

OIRO £200,000



Full Description

Alexander Hudson Estates are delighted to welcome to the market this beautifully presented three bedroom semi detached home, enjoying a pleasant position on this residential road in the ever popular Shiremoor NE27.

The property offers well proportioned accommodation which briefly comprises; An Entrance Porch in turn gives access to an attractive lounge with open plan staircase to the first floor. Separate family room to the rear, a versatile space which may be suitable as dining or living space, leading to a contemporary kitchen fitted with high gloss units and including integrated appliances. Ground floor wc. To the first floor are two double bedrooms both with fitted wardrobes. Third single bedroom and a family bathroom/wc. Externally a driveway provides off road parking and leads to a single attached garage. Lawned garden to front and enclosed rear gardens with raised beds and patio. The Property currently has solar panels fitted with information available from the vendor on request.

Perfectly positioned, the home is within walking distance of local schools and excellent transport links, including Shiremoor and Northumberland Park Metro Stations, providing easy access to Newcastle City Centre and the coast at Whitley Bay. Nearby, Northumberland Park shopping complex

offers a variety of amenities, including a Sainsbury's, eateries, and a GP surgery.

Features

- 3 bedroom Semi detached home.
- Attractively presented, spacious accommodation.
- Single attached garage and gardens front and rear.
- Walking distance to local schools and excellent transport links.

Contact Us

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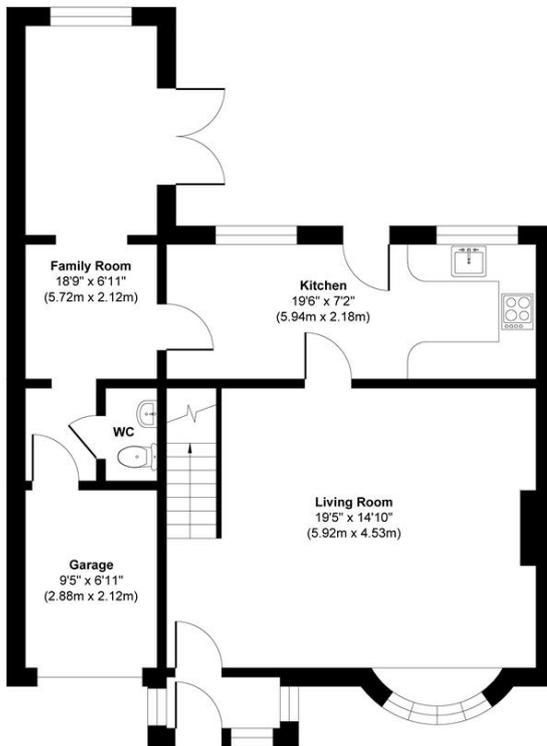
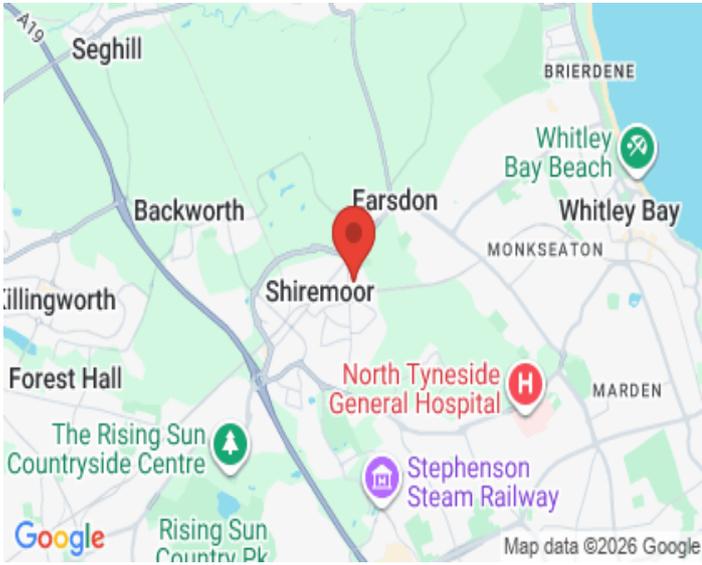


Energy Efficiency Rating

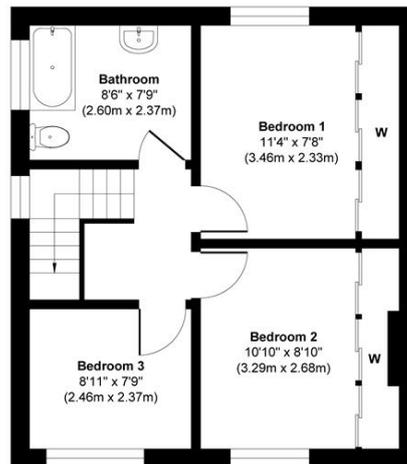
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
Approximate Floor Area
716 sq. ft
(66.54 sq. m)



First Floor
Approximate Floor Area
439 sq. ft
(40.74 sq. m)

Approx. Gross Internal Floor Area 1155sq. ft / 107.28 sq. m

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