



## 2 bed semi-detached house to buy in NE27

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

**£265,000** Offers over

 x2  x1  x1

Tenure

**Freehold**

Double Garage parking

Garden

## Property features

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

## Key Information

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

## Arrange a viewing

Louise Tully  
Branch Manager  
Whitley Bay (Coastal Team)

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson welcome to the sales market this 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 over £265,000

Property Type: Semi-detached house

USPs: Garden

Parking: Double Garage

Heating: Gas

## Lounge



## Kitchen/Diner



## Utility Room



## Bedroom 1



## Bedroom 2



## Bathroom



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## Patio Area



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## Garden





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

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

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