



82 Park Lane, Shiremoor
Newcastle Upon Tyne

Offers in Region of £170,000

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Shiremoor, Newcastle Upon Tyne

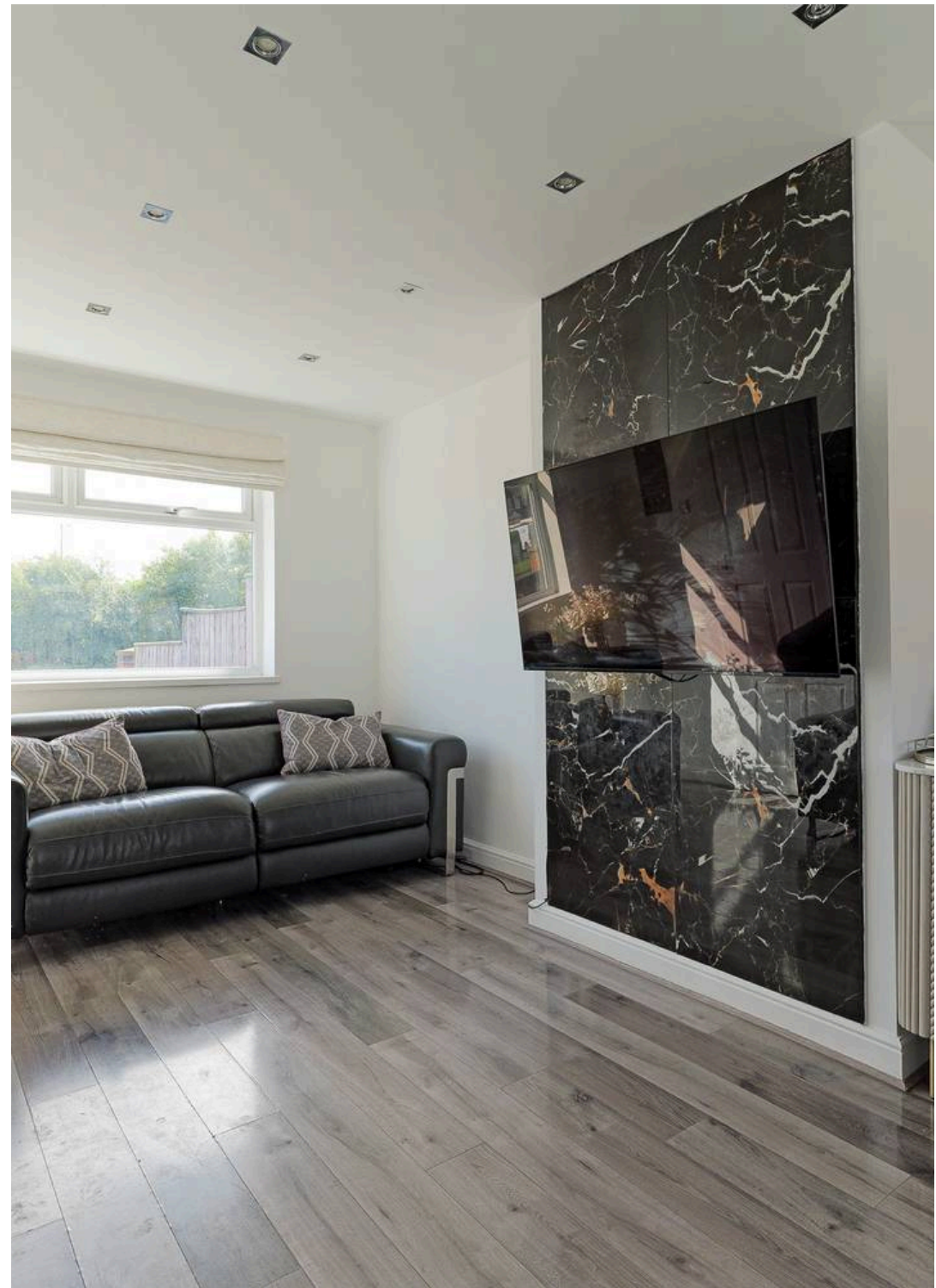
Alexander Hudson Estates introduce to the market this well presented two bedroom semi detached home, occupying a convenient position on Park Lane, Shiremoor. The property offers versatile accommodation over two floors, together with a driveway providing off-street parking and an enclosed south facing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





The property is ideally located and within easy walking distance to local schooling and transport links including Shiremoor and Northumberland Park Metro Stations providing easy access into the City Centre and Whitley Bay. Northumberland Park shopping complex has a range of amenities including a Sainsburys, eateries and doctor's surgery.

Council Tax band: A

Tenure: Freehold

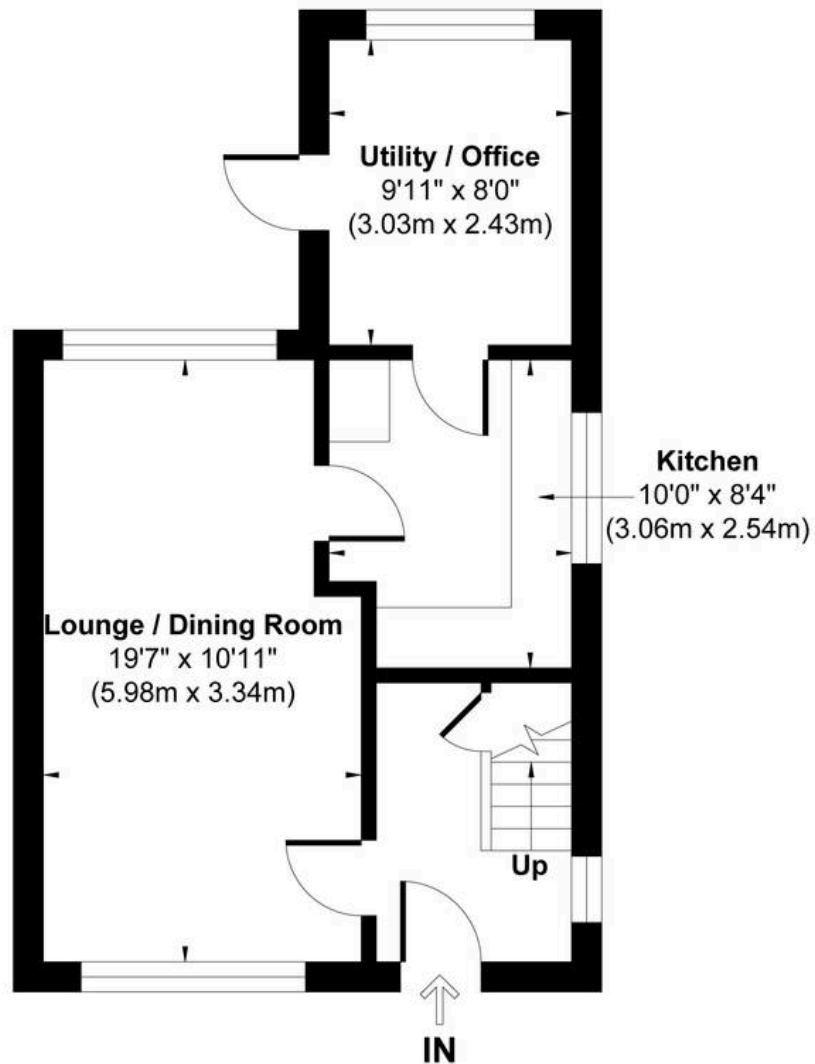
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

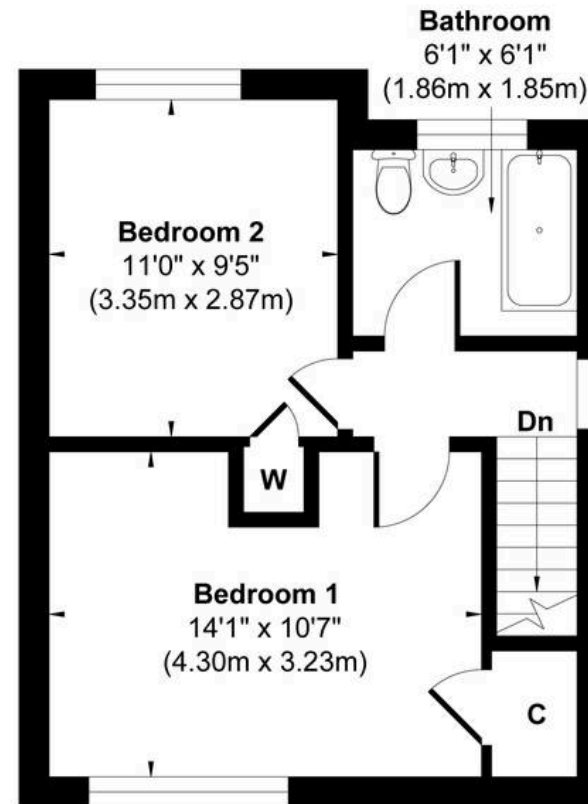
- Well presented two bedroom semi detached home.
- Versatile room currently utilised as a utility room and home office.
- Driveway and enclosed south facing rear garden.
- Convenient Shiremoor location, close to amenities.







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

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