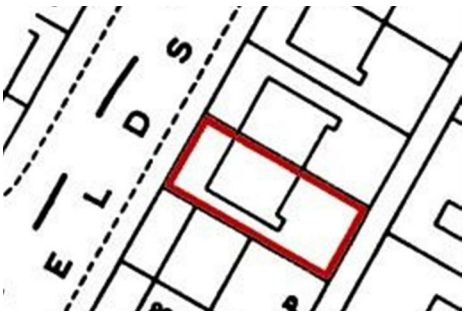
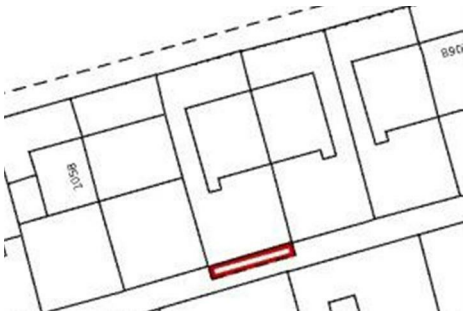
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# 1062 Shields Road

## , Newcastle Upon Tyne, NE6 4SR

SOLD AS SEEN • WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE • DRIVEWAY PARKING

CONSERVATORY • OPEN PLAN LOUNGE & DINING ROOM • KITCHEN WITH INTEGRATED APPLIANCES

HIDDEN UTILITY AREA • FAMILY BATHROOM AND ALSO SEPARATE WC • FREEHOLD

CLOSE TO TRANSPORT LINKS, SCHOOLS AND LOCAL AMENITIES • COUNCIL TAX BAND C

WESTERN COMMUNITY PRIMARY SCHOOL 0.3 MILES • HADRIAN HEALTH CENTRE 0.4 MILES

WALLSEND METRO STATION 0.6 MILES • ENERGY RATING D

## Offers Over £180,000

3 1 3 D

- Sold as Seen
- Well Presented Semi Detached House
- Three Double Bedrooms
- Family Bathroom and also Separate WC
- Conservatory
- Utilty Area
- Modern Kitchen with Integrated Appliances
- Energy Rating D
- Freehold

**Entrance Lobby**
6'2" x 3'8" (1.88 x 1.12)
UPVC door into inner lobby, timber door into hallway.

**Hallway**
12'4" max x 10'10" (3.77 max x 3.32 )
Laminate flooring, radiator, staors to first floor landing, cupboard and access to lounge, dining room, and kitchen.

**Lounge**
12'8" + bay x 12'8" max (3.87 + bay x 3.88 max)
Double glazed bay window, radiator feature fireplace with electric fire, open to dining room, coving to ceiling and ceiling rose.

**Dining Room**
13'8" max x 11'5" (4.19 max x 3.50 )
Radiator, feature fireplace, coving to ceiling and ceiling rose, French doors into conservatory

**Conservatory**
11'10" x 10'10" (3.62 x 3.32 )
Double glazed full length windows, laminate flooring, French doors into rear garden and wall mounted electric heater.

**Kitchen**
11'10" max 10'4" (3.61 max 3.15)
Double glazed window, radiator and part panelled walls. Fitted with modern range of wall and base units with complimentary work surfaces, sink, electic hob with overhead extractor hood, built in double oven, integrated fridge/freezer and dishwasher. Also access to hidden utilty area which is plumbed for washing machine and has extra storage space.

**First Floor Landing**
Double glazed window, radiator Access to bedrooms, bathroom and WC

**Bedroom One**
13'11" x 12'8" (4.26 x 3.87)
Rear Elevation. Double glazed window, storage cupbaord and radiator.

**Bedroom Two**
12'1" x 11'3" (3.69 x 3.43 )
Double glazed window, radiator, dado rail, built in wardrobes. Front Elevation

**Bedroom Three**
10'11" x 9'5" (3.33 x 2.88)
Double glazed window, pictre rail, storage cupboard and radiator. Front Elevation.

**Bathroom**
10'9" x 6'6" (3.30 x 2.00)
Double glazed window, ladder style radiator, part tiled walls. Comprising, WC, wash hand basin and bath with overhead shower.

**WC**
6'2" x 2'8" (1.89 x 0.82)
Single glazed window and WC.

**External**
To the front of the propert there is a low maintenance garden with driveway for off street parking and side access to rea garden. To the rear of the propert there is a lovely garden with lawn and patio area.

**Material Information**
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home
O2- Good outdoor
Three- Good outdoor, variable in-home
Vodafone - Good outdoor, variable in-home

If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.


HOME











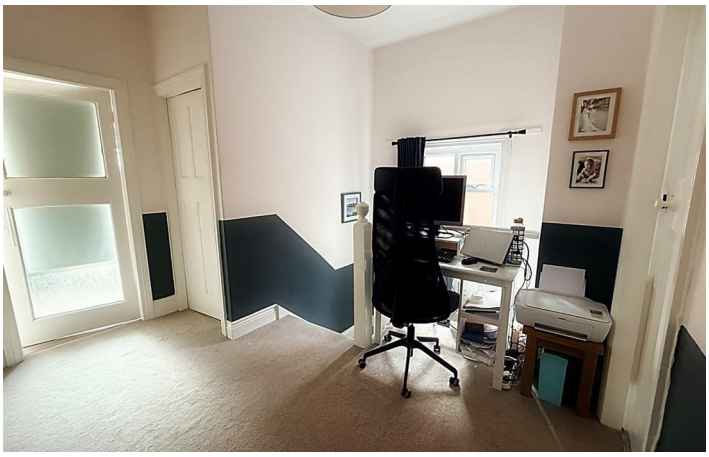






















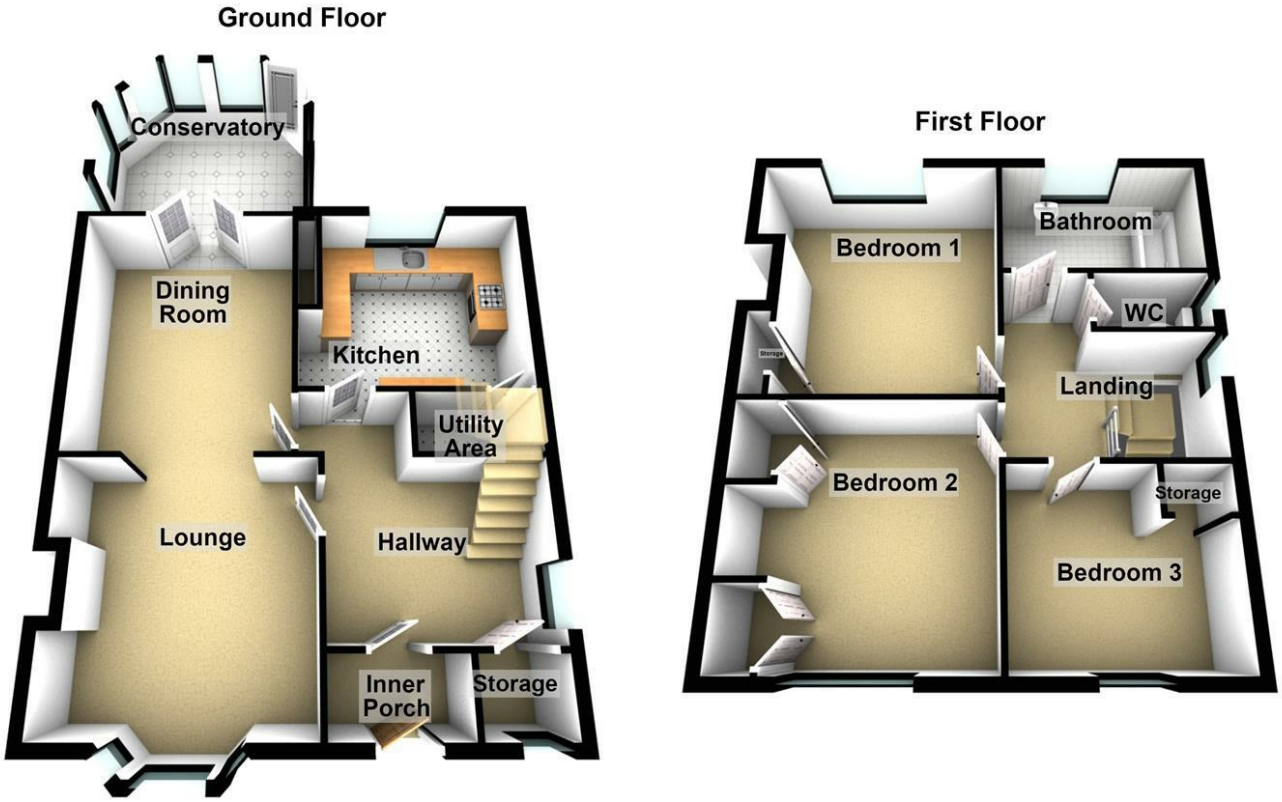




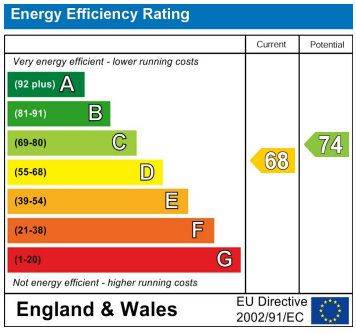




## Floor Plan




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 firms employment has the authority to make or give any representation or warranty in respect of the property.




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