



ASKING PRICE

£145,000

Park Crescent

Newcastle Upon Tyne, NE27 0LJ

Fresh Property Centre present this semi-detached house situated on Park Crescent, Shiremoor. The property offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families or couples

Upon entering, you are welcomed into a spacious reception room that provides an inviting space for relaxation. The dining kitchen and is perfect for enjoying family meals or hosting friends, making it a true hub of the home. The property also features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout of the house is practical, allowing for a comfortable living experience.

Externally there is a drive to the front with gardens to both front and rear.

Available with no upper chain, the home benefits from the proximity to local amenities, schools, and parks and viewing is recommended.

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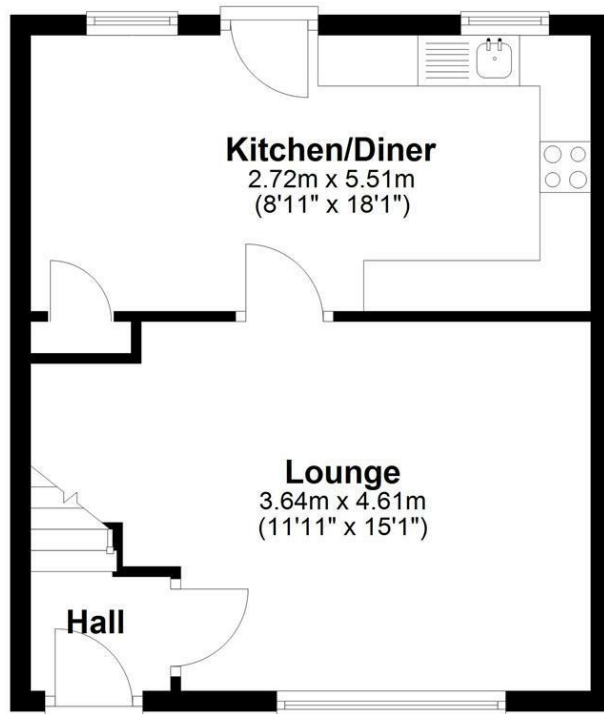
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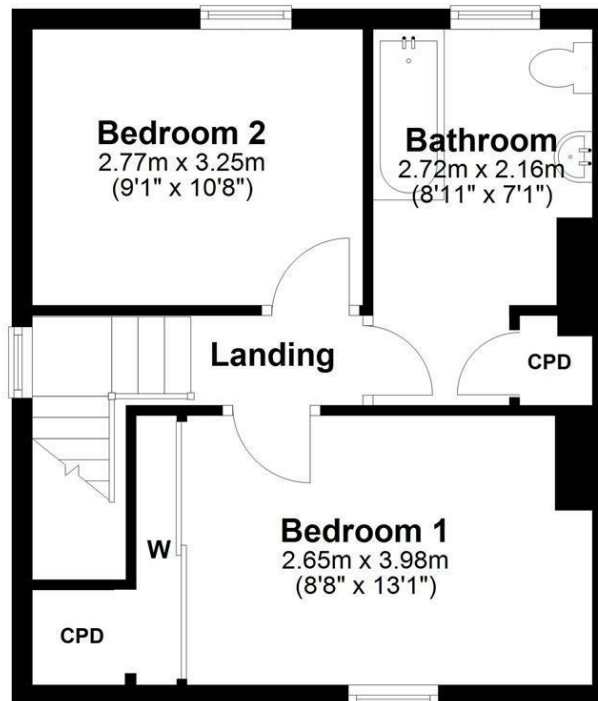
Ground Floor

Approx. 47.6 sq. metres (512.9 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.6 sq. feet)



Total area: approx. 83.4 sq. metres (897.4 sq. feet)

LOCAL AUTHORITY

North Tyneside

TENURE

Freehold

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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