



James Avenue Shiremoor, NE27 0QU

Fresh Property Centre is pleased to welcome to the market this two bedroom terraced home, situated on James Avenue, Shiremoor. The accommodation comprises: entrance lobby, entrance hall, lounge, dining room, kitchen and bathroom/WC. To the first floor there are two double bedrooms. Externally there is an enclosed front garden and a yard to the rear. The property benefits from gas central heating and double glazing. Available with immediate vacant possession, early viewing is advised.



Asking Price £119,950



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Entrance Lobby

Via double glazed door. Door to:

Entrance Hall

Stairs to first floor and radiator.

Lounge

Feature fireplace with coal effect gas fire, radiator and double glazed window.



Lobby

Under stairs cupboard.

Kitchen

Matching base and wall units with work surfaces over, stainless steel sink with drainer and mixer tap, plumbing for a washing machine, gas cooker point, radiator, double glazed window and double glazed door to rear.



Dining Room

Feature fireplace with electric fire, cupboard housing combi boiler, radiator and double glazed window.



First Floor Landing

Loft access and double glazed window.



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Bedroom One

Stripped flooring, radiator and double glazed window.



Bedroom Two

Feature fireplace, radiator and double glazed window.



Bathroom

Three piece bathroom suite comprising: corner bath with mixer tap, pedestal hand wash basin and low level WC. Part tiled walls, tiled floor, spot lights, heated towel rail and frosted double glazed window.



Front Garden

Pebbled with paved area.

Rear Yard

Access to lane.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 41 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Thinking of Moving?

Fresh can help you;

- Sell your home
- Arrange a mortgage
- Select a local solicitor

Call our team to see how we can help

Please Note: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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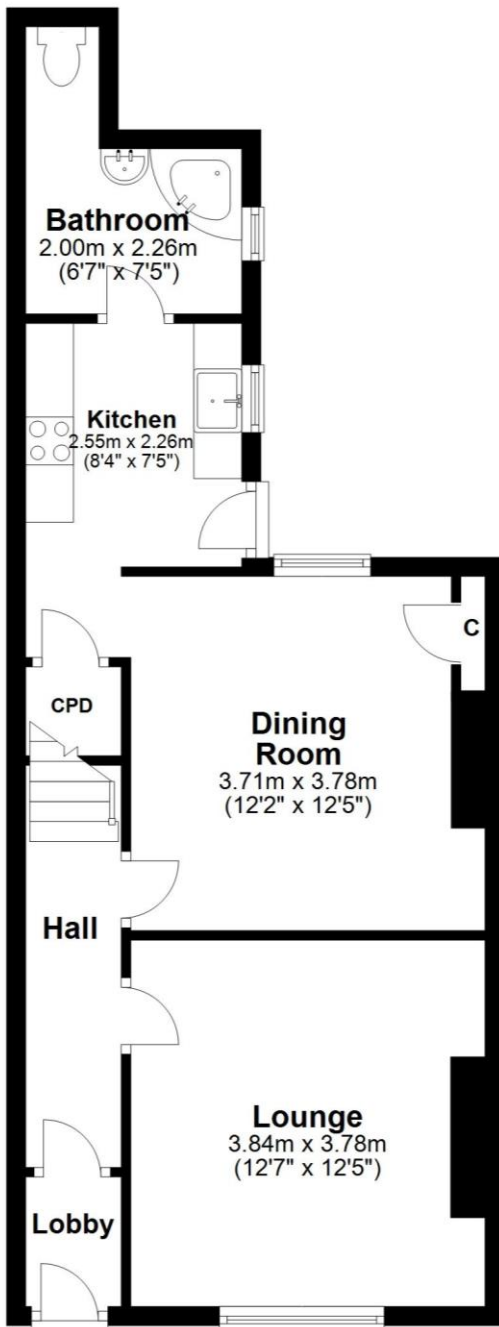
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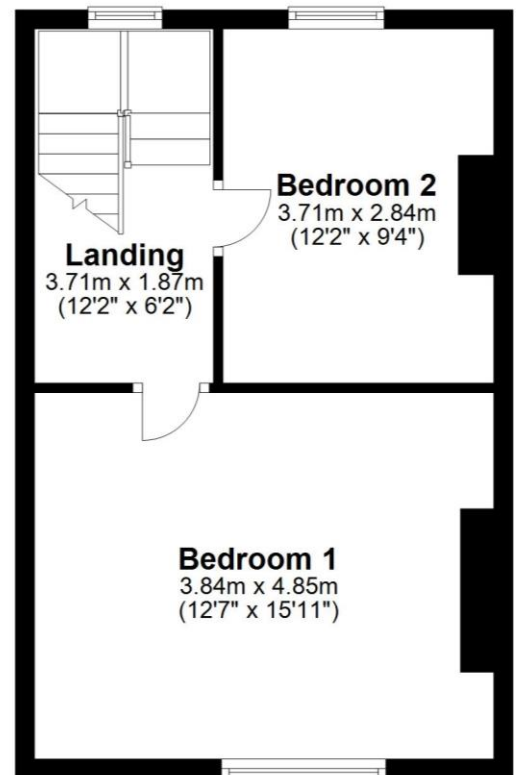
Ground Floor

Approx. 48.4 sq. metres (521.2 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.3 sq. feet)



Total area: approx. 85.3 sq. metres (918.6 sq. feet)

The floor plan is for illustrative purposes and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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