

SIGNATURE

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📍 Allendale Crescent, Newcastle Upon Tyne NE27 0UE

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£225,000

Signature North East welcomes this charming 2-bedroom, semi-detached bungalow to the market, situated in the desirable location of Shiremoor. This property boasts a fantastic location with convenient access to a variety of local shops, amenities, and excellent transport connections, including nearby metro links leading to both Newcastle and the scenic Coast. For commuters, the proximity to the A19 ensures effortless travel North and South along the Tyne, and the Silverlink retail park is also close by, offering a wide array of shopping outlets and family-friendly entertainment options.

Upon entering, you are welcomed into the central hallway which leads you to a spacious living room, ideal for your desired furnishings. The room is brightened by a large window and features a gorgeous fireplace with a multi-fuel burner as its focal point. The open-plan kitchen area includes a luxurious breakfast bar and can comfortably accommodate a dining table. The kitchen provides ample space with attractive wall and base units, complemented by sleek countertops, and includes integrated appliances such as a hob, oven, and fridge freezer. This space seamlessly extends into an elegant sunroom, offering plenty of room as an additional reception or dining room, with views over the well-maintained garden area and access to the rear garden through elegant sliding doors.

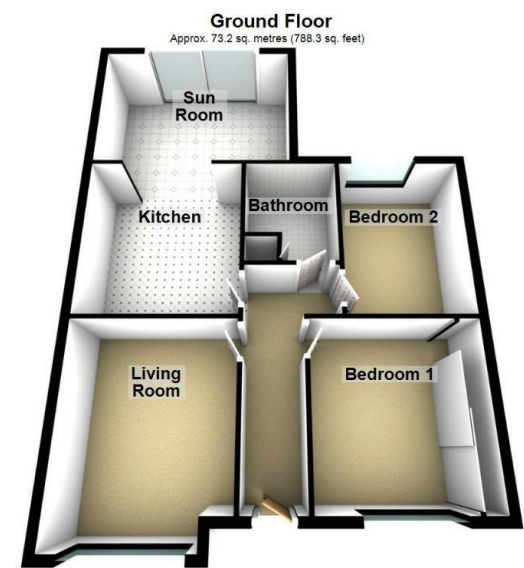
Continuing your journey, you will discover two generously sized bedrooms, each capable of easily accommodating a double bed and additional furnishings. The first bedroom features fitted sliding door wardrobes, providing ample storage space. Completing this floor is the well-appointed bathroom, which includes a bathtub, shower, hand basin, and W.C.

Externally, this home offers a beautiful south-facing garden laid with low maintenance artificial turf and ample patio area, perfect for outdoor furniture. Additionally, there is access to the rear garage through the garden, providing ideal storage solutions. The property also features a driveway at the front, capable of comfortably fitting three cars. Renovated throughout, the home benefits from a new heating system and electrics fitted in 2016.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 73.2 sq. metres (788.3 sq. feet)
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
13'7" x 10'11"


Kitchen
11'6" x 10'3"

Sun Room
14'5" x 10'1"

Bedroom One
11'8" x 11'0"

Bedroom Two
11'6" x 8'6"

Bathroom
7'8" x 6'7"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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