

MOVING HOMES

SALES & LETTINGS



£200,000

Angerton Avenue, Shiremoor

£200,000

Moving Homes are delighted to welcome to the market for sale, this spacious two double bedroom semi-detached bungalow, situated on Angerton Avenue in Shiremoor. With its central location, and close proximity to A19 local shops, metro station, schools and shopping parks. With open plan living and unspoilt rural views to the rear, this would make a lovely for ever home.

Briefly comprising of: - entrance hallway giving access to all principle rooms. The open plan living room and kitchen area allows inclusive living. With a wide range of white cabinets, complementing work tops, tiled splashback, gas hob, built in oven, recessed lighting and doors opening out into conservatory, giving additional living space for everyone to enjoy. There are two double bedrooms both with fitted storage, one to the front of the property and one to the rear. The bathroom benefits from roll top bath with shower over, hand wash basin and wc. Externally there is on street parking and shared driveway leading to single garage and to the a private rear garden.

To secure a viewing please contact Moving Homes on 0191-2964600 or visit our website movinghomesuk.com

EPC Rating <https://find-energy-certificate.service.gov.uk/energy-certificate/8200-4474-2629-3407-4863>

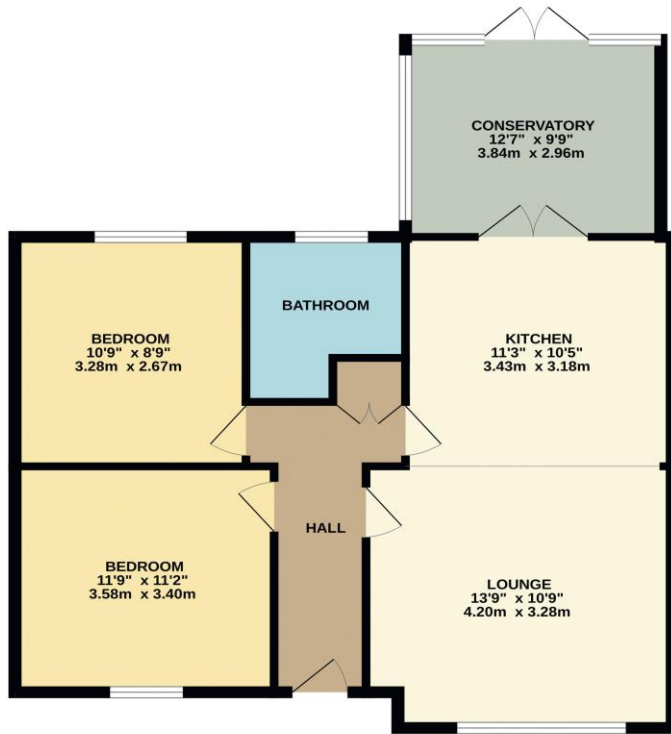
The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax Band B £1,642.93 pa

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



GROUND FLOOR
812 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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