



Trading Places



## 28 Harbottle Avenue, Shiremoor, NE27

### Offers over £175,000

Trading Places are delighted to welcome to the market for sale this double fronted two bedroom semi detached bungalow located on a popular street of Shiremoor on Harbottle Avenue. The property has been fully refurbished throughout to a high standard and offers a range of modern fittings with a spacious light and airy dining kitchen and a modern contemporary style bathroom. Situated close to local shopping facilities, amenities and having easy access to transport links as well as close to the A19 for North and South of the Tyne. The property is ready to move straight into and is an ideal purchase for modern easy maintenance living. Benefitting from double glazing, gas central heating and briefly comprising of:- Entrance hallway, lounge to the front with open chimney recess and free standing decorative stove fire, dining kitchen with a range of pale grey wood wall and base units with contrasting work surfaces and built in appliances, open through to a dining area with french doors leading out to the rear garden, two double bedrooms and a stylish modern bathroom with three piece suite. Externally there are front and rear gardens and there is a shared drive to the side leading to car parking area. This property is highly recommended for an early viewing to appreciate the high specification it has to offer. Please call our branch to arrange an appointment on 0191-2511189. EPC Rating D.



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## Entrance Hallway

Double glazed panel door, wood flooring, radiator, built in storage cupboard.

## Lounge 13'3 x 10'11 (4.04m x 3.33m)

double glazed window to the front, chimney breast and alcoves with ope chimney recess, tiled insert hearth and free standing decorative stove fire, television point and radiator.

## Dining kitchen 19'3 x 10'3 (5.87m x 3.12m)

Spacious dining kitchen with a range of modern pale grey wood wall and base units with contrasting work surfaces, one and a half bowl sink and drainer, tiled splash backs, built in electric oven, induction hob with extractor chimney above, integrated fridge freezer, plumbed for washing machine, wall mounted central heating boiler housed in wall unit, wood flooring, radiator and open through to dining area with double glazed windows to the rear and side, double glazed french doors to the side leading out to the rear garden.

## Bedroom one 11'1x 11' 9 (3.38m x 3.35m 0.23m)

Double glazed window to the front and radiator.

## Bedroom two 8'10 x 10'10 (2.69m x 3.30m)

Double glazed window to the rear and radiator.

## Bathroom WC

Stylish three piece white suite comprising of:- panelled shower bath with plumbed shower over and glass screen, pedestal wash hand basin, low level wc, double glazed frosted window to the rear, heated towel radiator, tiled flooring, tiled walls, built in storage cupboard, spot lights to ceiling and loft access.

## External

Rear Garden:- Fenced to sides and rear, laid to lawn, patio area and gate to side drive.

Concrete shared drive way leading to car parking area.

Front Garden:- Half walled with lawn, gates to front.

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<p>Low energy efficient - lower running costs</p> <p>High energy efficient - higher running costs</p>	68	85	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	66	83
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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