



32 South Street

Shiremoor, Newcastle Upon Tyne, NE27 0HS

**£150,000**



**Trading Places**

Coastal and Country Property Specialists



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## 32 South Street

Shiremoor, Newcastle Upon Tyne, NE27 0HS

Trading Places are honoured to welcome to the market this well situated three bedroom, mid terraced home on South Street, Shiremoor. This appealing property is ideal for a variety of buyers or investors and is offered with no upper chain.

Featuring UPVC double glazing and gas central heating, the home offers a spacious lounge to the front, a lovely kitchen diner with centre island, a downstairs WC, and a useful utility room adds extra convenience to the ground floor. Upstairs, there are three well proportioned bedrooms and a newly fitted family bathroom. Externally, the property benefits from a rear yard and on street parking.

South Street is conveniently located just off Park Lane, close to local amenities including a Spar food store, Shiremoor Metro Station, and Boundary Mills Retail Outlet. The area is also home to Shiremoor Primary School and Shiremoor Adventure Playground, with nearby towns such as Whitley Bay, North Shields, and Killingworth offering further access to restaurants, shops, and coastal attractions.

This property offers great potential and a prime location - a fantastic opportunity not to be missed.

Early inspection is highly recommended to fully appreciate this property. Call Trading Places on 0191-2511189 to arrange a viewing. Council Tax Band A. EPC Rating C

### Entrance Hallway

Entrance through UPVC door with decorative glazed insert and UPVC window with obscure glass allowing for natural light. Double radiator, stairs leading to first floor and door leading to living room.

### Living Room

14'4 x 13'0 (4.37m x 3.96m)

This spacious front facing living room is bright and airy. Large double radiator, UPVC double glazed window and large storage cupboard. Door leading to kitchen diner.

### Kitchen Diner

16'9 x 14'5 (5.11m x 4.39m)

This modern kitchen diner has wall, base and draw units with contrasting worktops. Built in electric oven with gas hob and extractor. Integrated dishwasher and space for large fridge freezer. Large island with seating and storage below.

### Utility

10'2 x 5'10 (3.10m x 1.78m)

This excellent addition to the ground floor is functional for family living. Base units with worktops and plumbing and space for washing machine and tumble dryer. UPVC window and door to rear yard provide natural light. Door leads to downstairs WC.









Downstairs WC  
Practical downstairs WC with mini wash basin and low level WC.

Landing  
Spacious landing to first floor providing access to all bedrooms and family bathroom.

Bedroom One  
14'5 x 9'6 (4.39m x 2.90m)  
This front facing double bedroom is bright and spacious. UPVC double glazed window and large single radiator.

Bedroom Two  
14'5 x 9'11 (4.39m x 3.02m)  
To the rear of the property is bedroom two. Large single radiator and large storage cupboard housing boiler. UPVC double glazed window allowing for natural light.

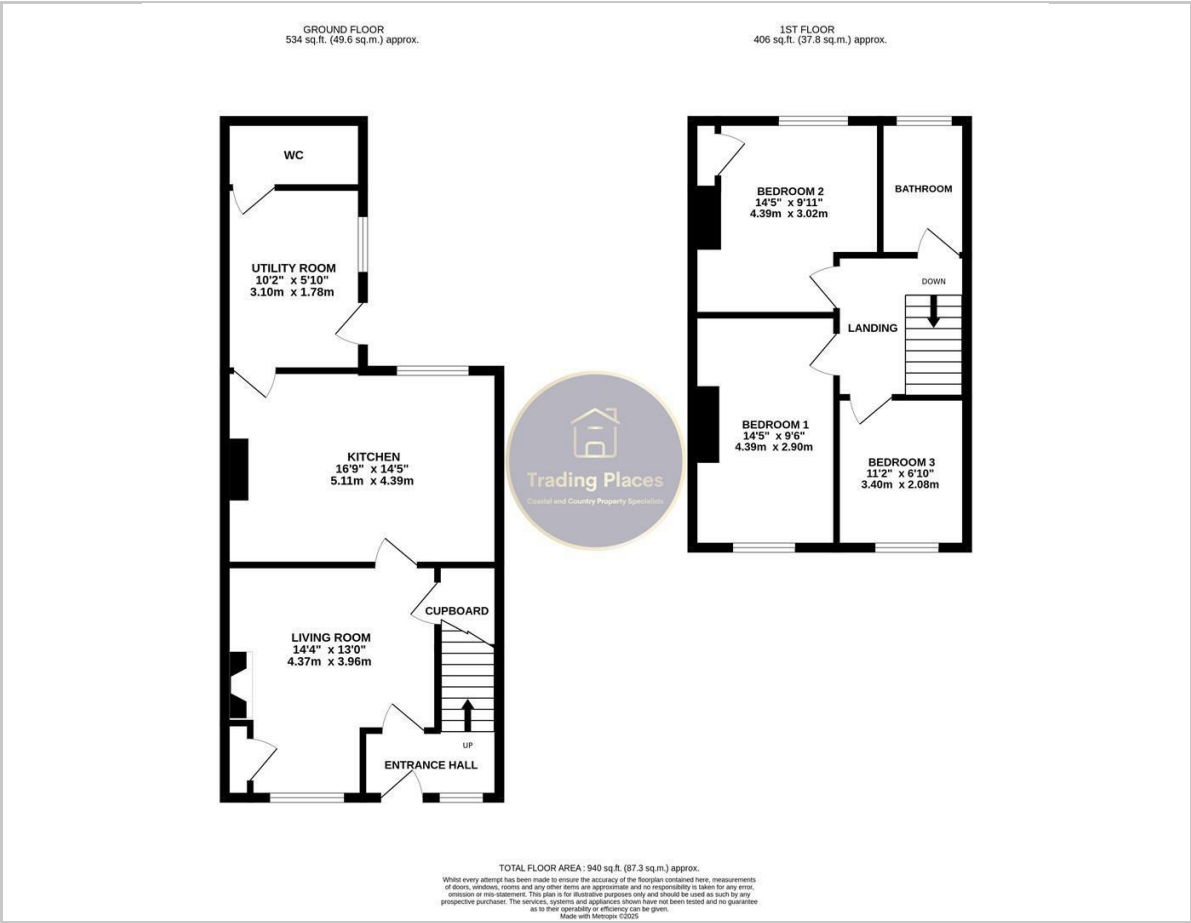
Bedroom Three  
11'2 x 6'10 (3.40m x 2.08m)  
Bedroom three is front facing with UPVC double glazed window and large single radiator.

Bathroom  
This newly fitted family bathroom is modern and functional. Panelled bath with shower mains, low level WC and vanity wash basin with storage below. Cabinet wall hung mirror with storage, modern towel warmer and UPVC window with obscure glass. Tiled flooring and tiled shower walls.

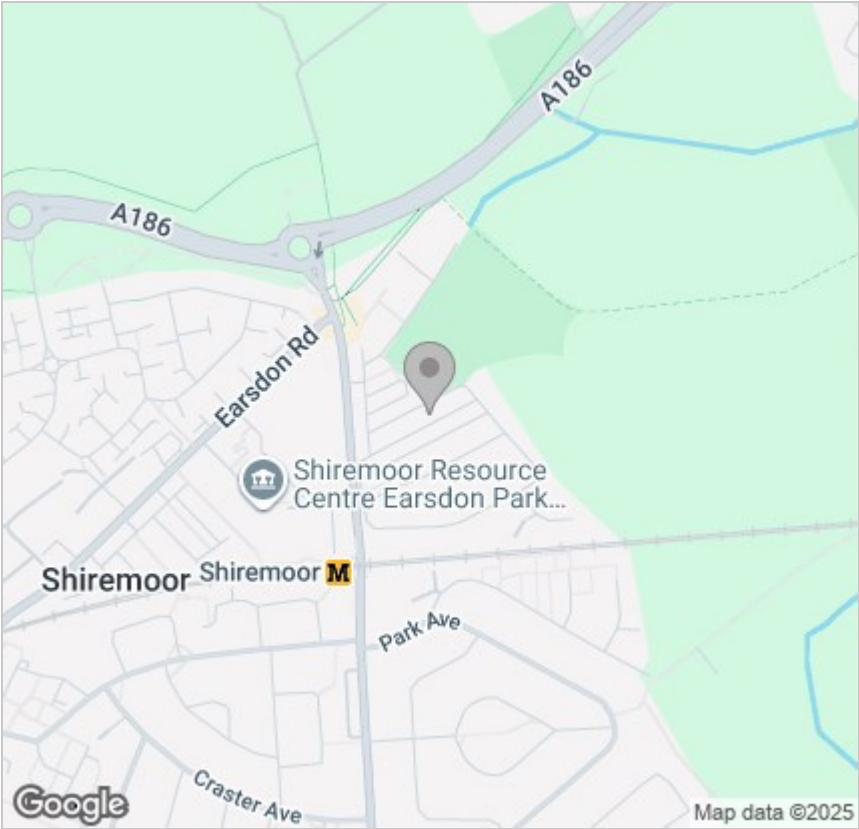
Rear Yard  
The rear yard is spacious and private. Walled and fenced boundaries with gate access to rear lane. Decked patio area and astro turf make this a sociable private space. Outhouse building for storage.



Floor Plan



Area Map



Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

