

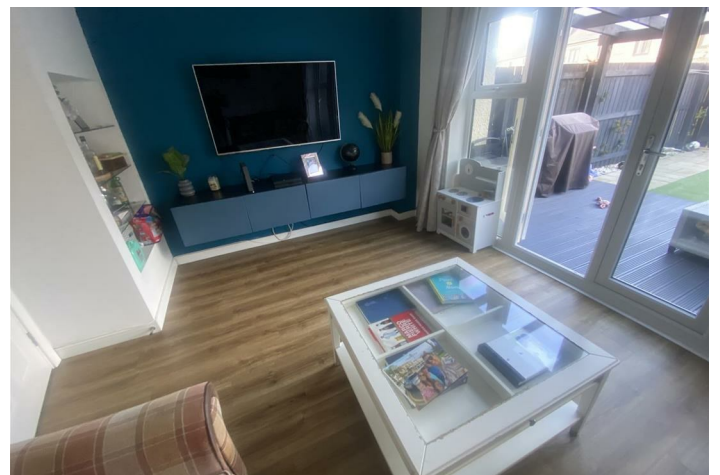


51 Richardson Gardens

Shiremoor, Newcastle Upon Tyne NE27 0FH

- Three bedroom terraced town house
- Spacious Living room with French doors
 - 2 Bedrooms to first floor plus study
 - Master Bedroom with dressing area
 - Garage
- Popular development
 - Kitchen/Diner
 - Family Bathroom/WC
 - En-suite shower room
 - Convenient location

£249,950





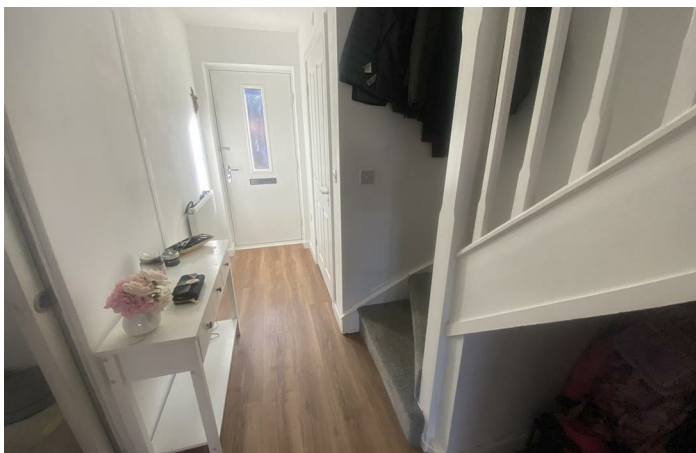
ML Estates welcomes you to Richardson Gardens in Shiremoor, a lovely three bedroom "The Larch" terraced town house, on this modern build estate. Easy access to major road networks and local amenities. Internal viewing is highly recommended.

The property is split over 3 floors comprising Reception Hallway, ground floor cloaks/WC, the Kitchen/Dining room is well equipped with a range of wall and floor units, work surfaces incorporating sink unit, gas hob and electric oven, plumbed for washing machine. Living room to the rear of the property with French doors leading out to a covered patio area which is ideal for entertaining.



To the first floor there are 2 generous sized bedrooms, family bathroom with panelled bath wash hand basin and low level WC, study area with stairs to the second floor with master bedroom, dressing room and en-suite with separate shower cubicle, wash hand basin and low level WC.

Externally there is a garden area to the front and fenced garden to the rear, garage to the rear.



Entrance Hallway

Ground floor WC

Living Room

15'0 x 10'10

Kitchen/Dining room

14'0 x 7'7

First floor landing

Bedroom 2

12'10 x 8'2

Bedroom 3

8'2 x 12'0

Study area incorporating staircase

2nd floor landing

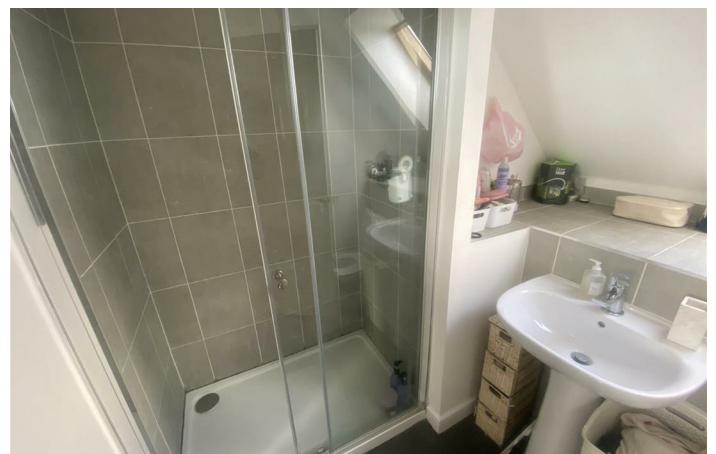
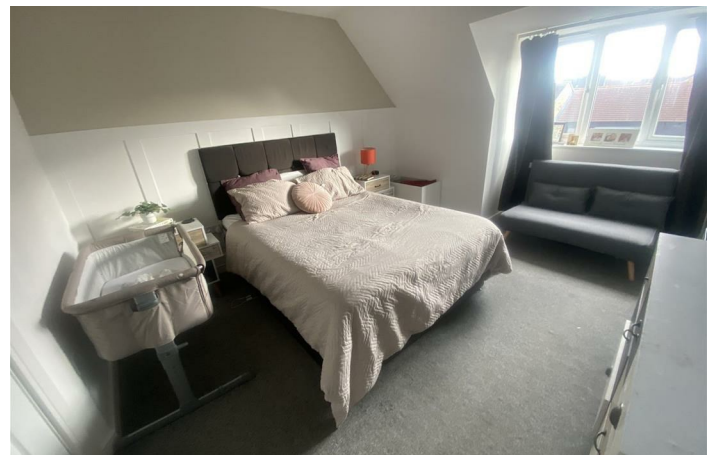
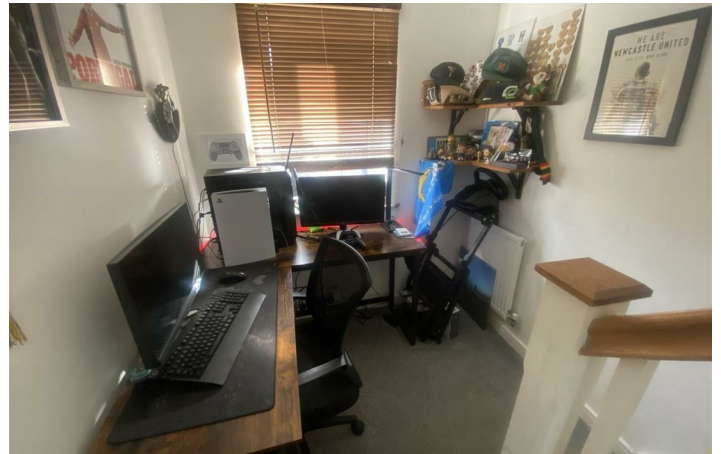
Bedroom 1

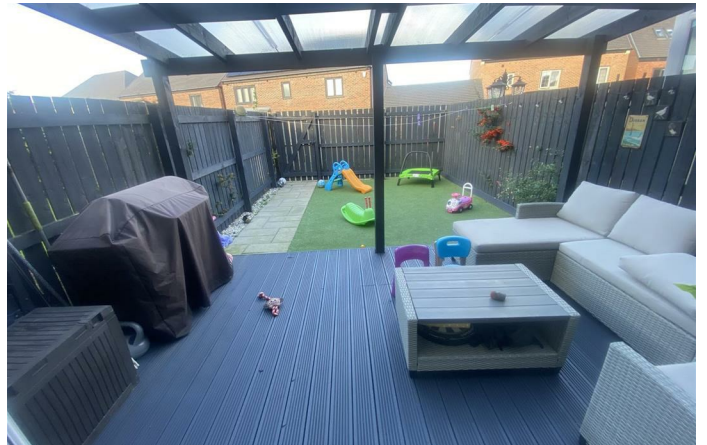
11'4 x 15'3

Dressing area

En-suite

Externally





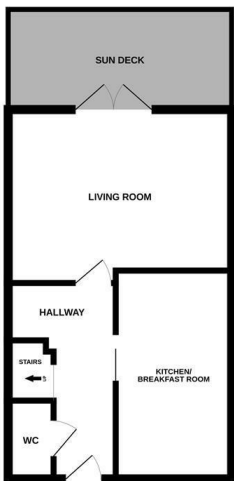
Local Authority North Tyneside
Council Tax Band C
EPC Rating C
Tenure Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		76	
(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	

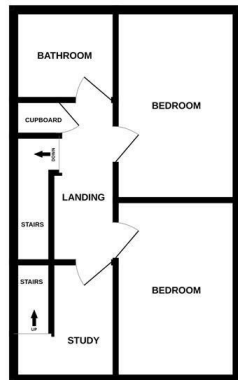
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



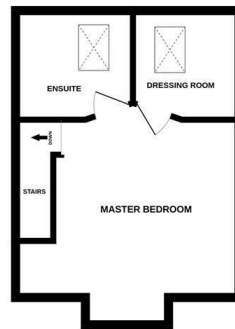
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst 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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 www.mlestates.co.uk/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.