SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Coppice Place

NEWCASTLE UPON TYNE, NE12 9DA

OFFERS IN THE REGION OF

£270,000

3 BEDROOMS · 2 BATHROOMS · 1 RECEPTIONS

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THE PROPERTY

Coppice Place

OFFERS IN THE REGION OF £270,000 · FREEHOLD

Signature North East is delighted to welcome to the market this beautifully presented three-bedroom semi-detached home, ideally situated just outside of Palmersville. Benefitting from new carpets and fresh decoration throughout, this property is ready to move straight into. The location offers an excellent range of amenities, with Palmersville Metro Station within easy walking distance. The A19, Coast Road and Tyne Tunnel are also easily accessible, while local shops, supermarkets, cafés, Killingworth Shopping Centre and Silverlink Retail Park are all nearby.

Stepping inside, you are welcomed into the hallway, which provides access to a convenient ground floor W.C. The heart of the home is the impressive open-plan kitchen, dining and living area, offering generous space for both relaxing and entertaining. The contemporary kitchen features an abundance of attractive wall and base units, complemented by a tall larder unit and a range of integrated appliances, including an integrated fridge freezer, oven, microwave and hob. There is ample space for a family dining table, while a practical utility room is accessed directly from the kitchen. Stylish bi-fold doors flood the living space with natural light and open seamlessly onto the south-facing rear garden, creating the perfect indoor-outdoor living environment for entertaining, family life and summer gatherings.





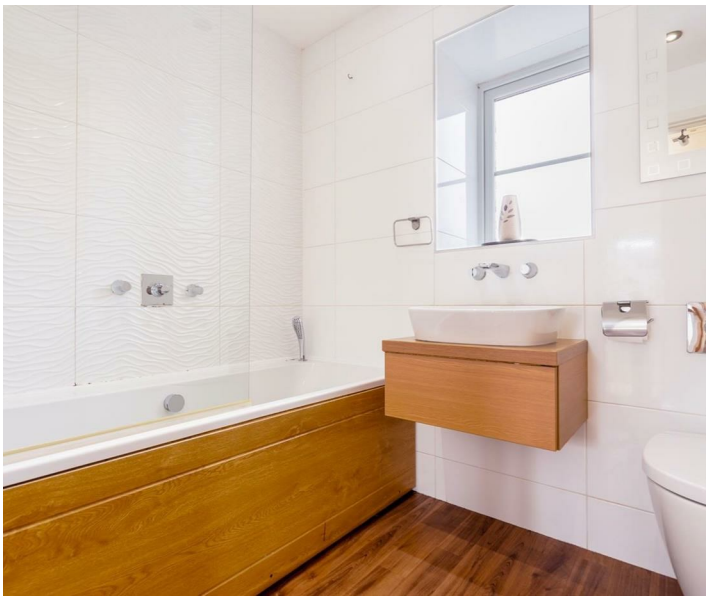
KEY FEATURES

- Council Tax Band D
- EPC Rating C









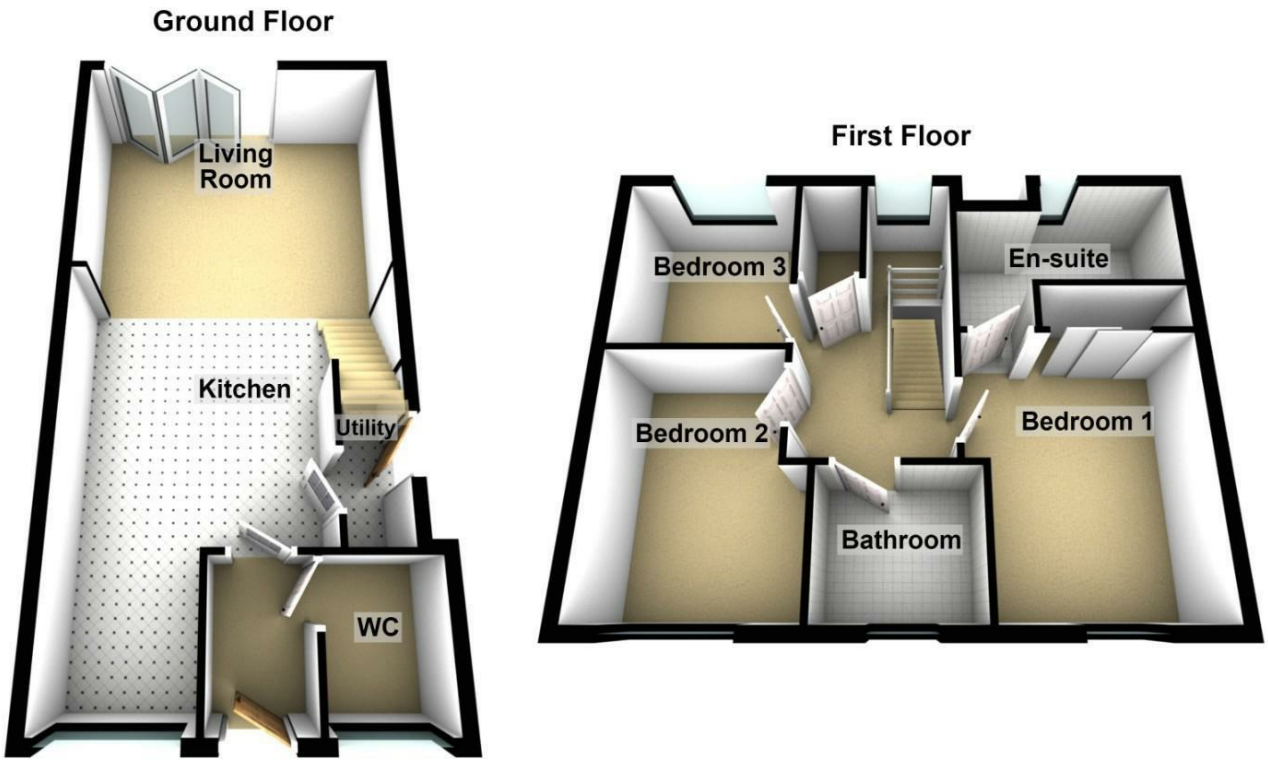


ACCOMMODATION

Room Dimensions

Living Room	3.63 x 4.69 (11'10" x 15'4")	En Suite	1.87 x 3.17 (6'1" x 10'4")
Kitchen	4.03 x 6.18 (13'2" x 20'3")	Bedroom Two	3.52 x 2.8 (11'6" x 9'2")
Utility	2.47 x 0.86 (8'1" x 2'9")	Bedroom Three	2.49 x 2.43 (8'2" x 7'11")
WC	2.05 x 1.52 (6'8" x 4'11")	Bathroom	1.7 x 2.19 (5'6" x 7'2")
Bedroom One	3.77 x 3.17 (12'4" x 10'4")		

FLOOR PLAN



Total area: approx. 94.3 sq. metres (1015.0 sq. feet)

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