

SIGNATURE

NORTH EAST

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📍 Deval Crescent, Newcastle Upon Tyne NE27 0FA

Deleval Crescent, Newcastle Upon Tyne NE27 0FA

Offers Over £365,000

Signature North East are delighted to introduce this beautiful four bedroom detached home, which showcases gorgeous styling and décor and an exceptionally modern look throughout. Situated on Deleval Crescent, Shiremoor, this immaculately presented property is local to a range of amenities including strong road links for the commuter, shops, supermarkets, and schooling, making this a perfect potential family home.

Upon entry finds a welcoming hallway, which provides access to the staircase, a handy downstairs W.C, and the principal rooms. First is the living room, presenting stylish neutral décor and offering ample space for furnishings. Next is the beautifully designed open-plan kitchen/ dining room, showcasing tall windows and double French doors which open out to the garden and draw an abundance of natural light into the room, making for a bright, airy atmosphere. The kitchen area is equipped with a variety of integrated appliances including a fridge freezer, a washer and dryer, and a dishwasher, and fitted with a range of modern base and wall units for storage in a sleek grey and white finish, tastefully paired with quartz-style worktops.

Upstairs to the first floor is a fully tiled three-piece family bathroom and the bedrooms. All the bedrooms offer plenty of space, on-trend décor, and versatility to create a home office, study, or dressing room if desired. Three of the rooms are equipped with fitted wardrobes for extra storage, one of which being the spacious master room, which also provides a modern three-piece ensuite with a walk-in shower.

Externally, the property benefits from a garage with a water tap and double driveway for off-road parking, and a welcoming lawn area to the front. To the rear finds a sizeable garden with outdoor electrical sockets, artificial lawn space, a garden shed, planters, a patio, and a raised deck area with light fittings, perfect for alfresco dining or spending time outdoors with family and friends.

Tenure: Leasehold - 119 years remaining
Council Tax Band: D



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Deleval Crescent, Shiremoor

Ground Floor



First Floor



Measurements:

Living Room
9'10" x 15'8"

Kitchen / Diner
25'7" x 10'5"

Bedroom 1
13'9" x 16'0"

Ensuite
6'10" x 5'6"

Bedroom 2
9'10" x 10'2"


Bedroom 3
8'6" x 13'1"

Bedroom 4
9'2" x 6'6"

Bathroom
6'2" x 6'6"

Garage
8'2" x 16'0"

Energy Efficiency Rating

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





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