

# SIGNATURE

## NORTH EAST

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📍 Warwick Street, Newcastle Upon Tyne NE6 5AQ

# Warwick Street, Newcastle Upon Tyne NE6 5AQ

**Asking Price**  
**£319,950**

Signature North East are delighted to welcome to the market this stylish three-bedroom terraced home, ideally located on Warwick Street in Newcastle Upon Tyne. This beautifully presented property boasts tasteful décor throughout and sits in a highly desirable area, close to a wide range of local amenities including shops, supermarkets, and reputable schools. The property also benefits from strong transport and road links, making it the perfect choice for commuters seeking both comfort and convenience.

Upon entering the home, you are greeted by a welcoming vestibule leading into the central hallway. The first stop is the impressive living room, offering ample space for your desired furnishings. A large bay window with a custom window seat and plantation shutters fills the room with natural light, complemented by a stunning ceiling rose and intricate coving. Built-in storage within the alcoves adds practicality, while sleek folding doors open into the bright and spacious open-plan kitchen and dining area. The kitchen showcases attractive shaker-style wall and base units with sleek countertops and a central dining island, complete with integrated appliances including an electric oven and gas hob. From here, elegant French doors lead to the rear garden, with additional access to a handy utility room.

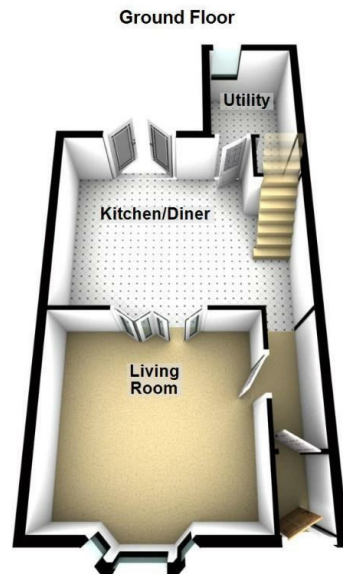
Ascending to the first floor, you will discover three well-proportioned bedrooms. Bedrooms one and two can comfortably accommodate double beds along with additional furnishings, with bedroom one further enhanced by fitted wardrobes. The third bedroom, ideal for a single bed or perfect as a home office, adds flexibility to the space. Completing this floor is the contemporary shower room, fitted with a shower enclosure, hand basin, and W.C.

Externally, this home offers an inviting rear yard, beautifully arranged with artificial lawn and a decking area, perfect for outdoor dining and relaxing in the warmer months. A convenient roller door provides additional access, and there is on-street parking available to the front of the property.



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

# PROPERTY FLOORPLAN



Total area: approx. 106.1 sq. metres (1142.0 sq. feet)

## Measurements:

Living Room  
13'8" x 13'5"

Kitchen / Diner  
13'8" x 18'0"

Utility  
8'5" x 6'7"

Bedroom One  
14'0" x 10'1"

Bedroom Two  
14'4" x 11'0"

Bedroom Three  
13'10" x 6'7"

Shower Room  
6'9" x 4'3"

## Energy Efficiency Rating

|                                                    | Current   | Potential |
|----------------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs        |           |           |
| (92 plus) <b>A</b>                                 |           |           |
| (81-91) <b>B</b>                                   |           | <b>86</b> |
| (69-80) <b>C</b>                                   | <b>73</b> |           |
| (55-68) <b>D</b>                                   |           |           |
| (39-54) <b>E</b>                                   |           |           |
| (21-38) <b>F</b>                                   |           |           |
| (1-20) <b>G</b>                                    |           |           |
| Not energy efficient - higher running costs        |           |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |           |           |





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