

SIGNATURE

NORTH EAST

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📍 Farm Close, Newcastle Upon Tyne NE27 0JZ

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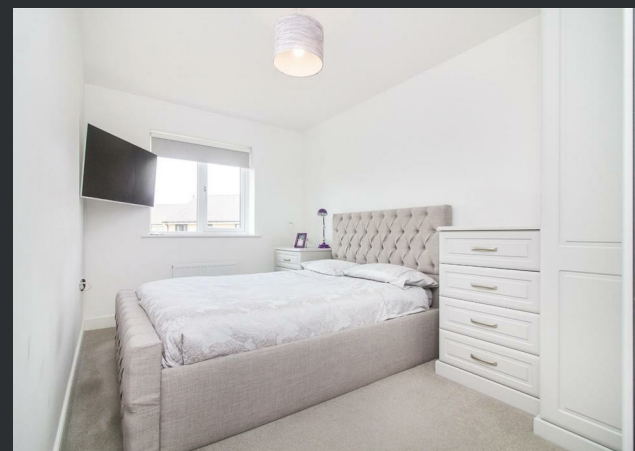
£169,950

Signature North East welcomes you to this beautifully presented three-bedroom semi-detached home, built in 2020 and ideally located in the popular area of Holystone. This modern property offers spacious living throughout and is perfect for families or professionals alike. The location is superb, with excellent access to local schools, shops, and eateries, as well as being close to the picturesque Rising Sun Country Park. The area is well connected, with great transport links providing easy access to Newcastle city centre and the coast.

As you enter through the central hallway, you're welcomed into a spacious living room that overlooks the rear garden. This bright and airy space benefits from large French doors that flood the room with natural light and provide direct access to the garden. The kitchen offers ample storage with a range of attractive wall and base units, complemented by sleek countertops. Integrated appliances include a washing machine, dishwasher, fridge freezer, cooker, and hob, making it a highly functional and stylish space. A modern downstairs WC adds further convenience to this floor and a useful cupboard under the stairs, provides great extra storage space.

Heading upstairs, you'll find three well-proportioned bedrooms. The master bedroom and the second bedroom benefit from built-in wardrobes, offering excellent storage solutions. Bedroom three is a single room, ideal for a child's bedroom, guest room, or home office. Completing this floor is a contemporary bathroom featuring a bathtub, shower, hand basin, and WC, offering comfort and style for everyday living.

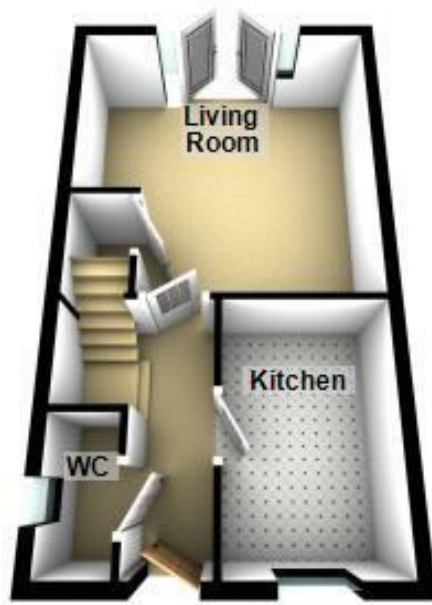
Externally, this home boasts a large, private, west-facing rear garden, laid mainly to lawn with a generous patio area – perfect for relaxing or entertaining. A garden shed provides additional outdoor storage. To the side of the property, there is a double driveway offering off-street parking for multiple vehicles, further enhancing the practicality and appeal of this fantastic home.



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

PROPERTY FLOORPLAN

Ground Floor



First Floor



Measurements:

Living room
14'5" x 14'4"

Kitchen
11'1" x 7'3"

W.C.
6'2" x 2'11"

Bedroom one
13'8" x 7'9"

Bedroom two
11'10" x 7'9"

Bedroom three
9'1" x 6'3"

Bathroom
6'3" x 6'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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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