

# SIGNATURE

## NORTH EAST

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📍 St. Buryan Crescent, Newcastle Upon Tyne NE5 3XF



# St. Buryan Crescent, Newcastle Upon Tyne NE5 3XF

**£275,000**

Signature North East are delighted to welcome this three-bedroom detached home to the market, ideally located on the residential street of St Buryan Crescent. Positioned within easy reach of a range of local amenities including shops, schools and eateries, the property is perfectly suited to family living. The A1 and Ponteland Road are close by, offering convenient travel links across the region and making commuting straightforward.

Upon entering through the hallway, you are welcomed into a spacious and stylish living room, enhanced by a bright window that floods the space with natural light and a feature fire display that creates a cosy focal point. The living room flows seamlessly into the dining room, forming a sociable and versatile space ideal for hosting family and friends. Sliding doors lead from the dining area to the rear garden, allowing for effortless indoor-outdoor living. The modern kitchen is fitted with attractive wall and base units complemented by sleek worktops, providing both practicality and style.

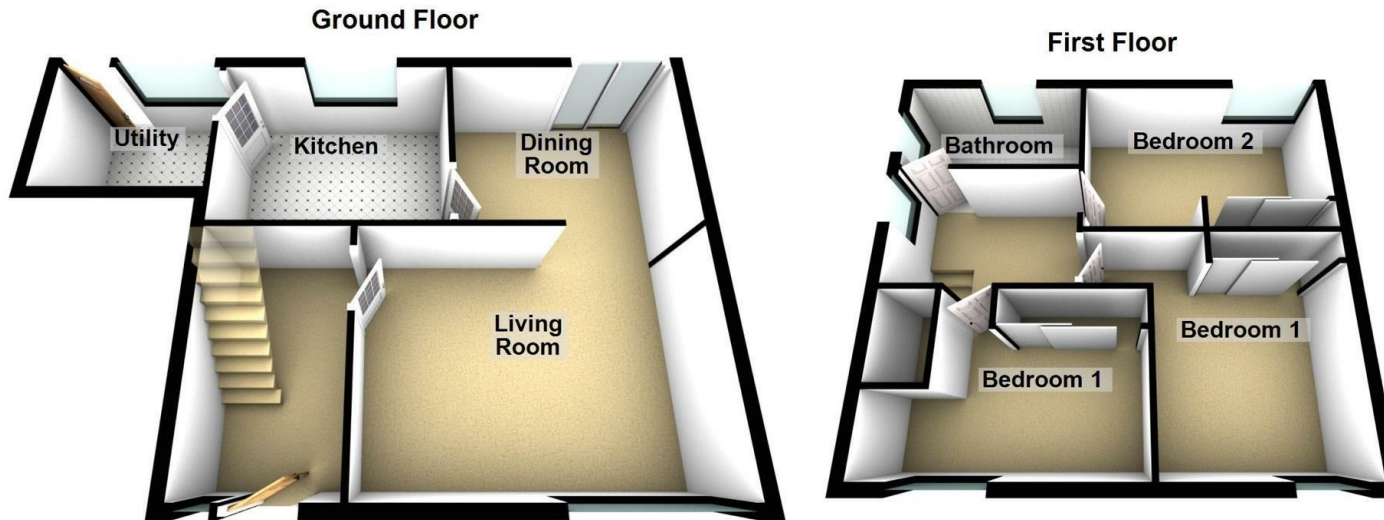
To the first floor, there are three generously sized double bedrooms, each benefitting from built-in wardrobes and ample space for additional furnishings. The family bathroom completes this level and features a spacious walk-in shower, wash basin and WC, finished in a clean and contemporary style.

Externally, the property enjoys a peaceful rear garden laid to lawn with a decking area, offering an ideal setting for relaxing or entertaining during the warmer months. Off-street parking is available to the front via a private driveway, adding further convenience to this well-located home.



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

# PROPERTY FLOORPLAN



Total area: approx. 100.3 sq. metres (1079.5 sq. feet)

## Measurements:

Living Room  
12'0" x 16'4"

Kitchen  
8'11" x 11'7"

Dining Room  
8'11" x 11'7"

Utility  
7'2" x 8'6"


Bedroom One  
8'11" x 13'8"

Bedroom Two  
9'2" x 10'0"

Bedroom Three  
13'5" x 6'9"

Bathroom  
9'10" x 5'4"

## Energy Efficiency Rating

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