

# SIGNATURE

## NORTH EAST

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George Street, Gosforth NE3 3XL



# George Street, Gosforth NE3 3XL

**£115,000**

Brand new to the sales market is this two-bedroom semi-detached home, offering tasteful décor and styling throughout. Situated on George Street, Gosforth, the property is local to an array of amenities including shops, supermarkets, and St Nicholas Hospital, and provides strong transport links, ideal for the commuter.

The property begins in an entrance hallway, which provides access to the staircase, and living room. The living area presents neutral décor, plenty of space for furnishings, and a gorgeous feature fireplace. Connected is the kitchen, equipped with a range of fitted base and wall units for storage, and a door to the rear yard. Completing the ground floor is a fully tiled two-piece bathroom suite.

Upstairs to the first floor finds a W.C and the bedrooms. Both rooms provide ample space, modern styling, and versatility to create an office if desired, a perfect opportunity for those working from home. The master bedroom conveniently presents fitted wardrobes for extra storage.

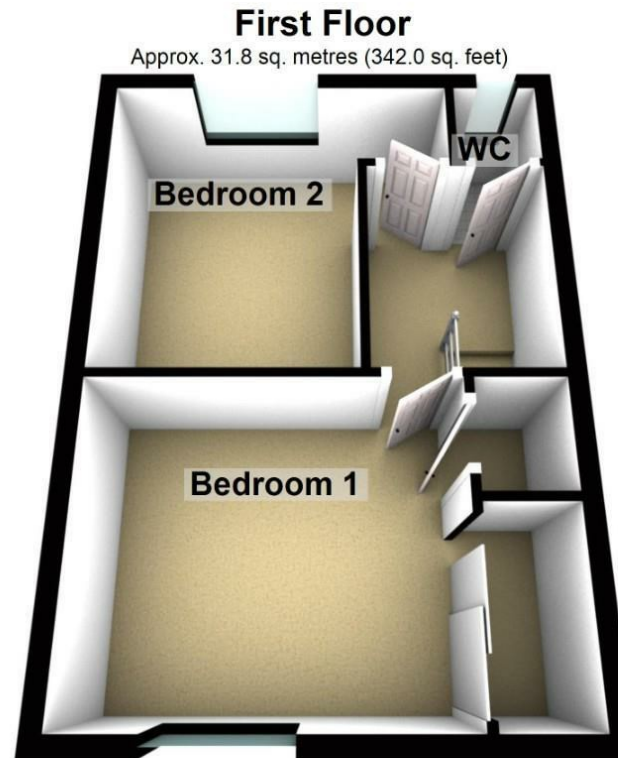
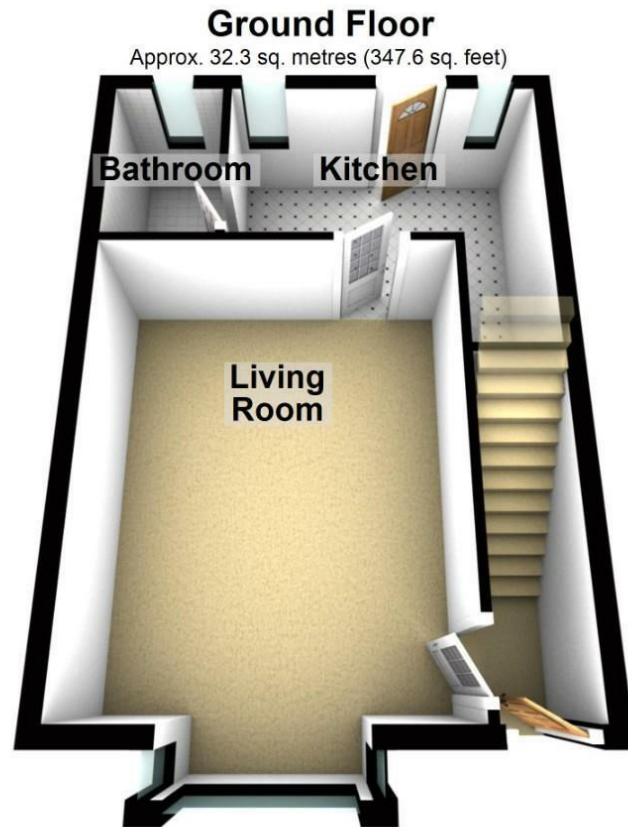
Externally, the property offers a gated, gravel front garden, and a private yard to the rear.

Tenure: Freehold  
Council Tax Band: A

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



# PROPERTY FLOORPLAN



Total area: approx. 64.1 sq. metres (689.6 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

LIVING ROOM  
15'5" x 12'1"

KITCHEN  
11'1" x 10'5"

BATHROOM

BEDROOM 1  
12'1" x 10'5"

BEDROOM 2  
12'1" x 10'2"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</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		

England & Wales

EU Directive  
2002/91/EC











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