

# SIGNATURE

## NORTH EAST

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 Greenhaugh, West Moor NE12 7WA



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**Asking Price**  
**£375,000**

Signature North East welcomes you to this impressive four-bedroom freehold detached home, located in the highly desirable area of West Moor. Boasting generous room sizes and a fantastic location, the property sits within close proximity to local shops, bars, eateries and Quorum business park offering a convenient and well-connected lifestyle for families and professionals alike.

Upon entering the property, you are welcomed into a spacious hallway which leads into a bright and expansive living room. This room offers ample space for your desired furnishings and is bathed in natural light from a large front-facing window. Double doors open into the well-proportioned dining room, perfect for entertaining guests or enjoying family meals. The modern kitchen features attractive wall and base units, complemented by sleek countertops and a central island fitted with a brand-new hob. Integrated appliances include a fridge, freezer, and dishwasher, and there is direct access to the rear garden from the kitchen. Completing the ground floor is a convenient W.C., ideal for guests and everyday use.

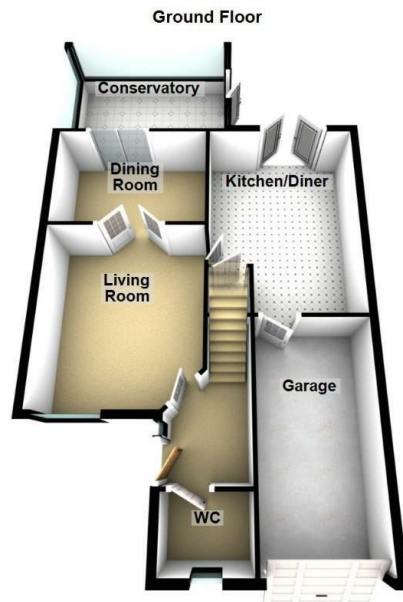
Ascending to the first floor, you'll find four generously sized bedrooms. Two of the bedrooms comfortably accommodate king sized beds along with additional furnishings, with the master bedroom benefitting from fitted wardrobes and a spacious en-suite bathroom. The family bathroom is tastefully finished and includes a bathtub, separate shower, hand basin, and W.C.—providing practicality for everyday living. The loft has also been boarded and fitted with shelving, offering additional storage space.

Externally, this wonderful home offers a tranquil rear garden complete with landscaped paving, low-maintenance artificial grass, and fencing for privacy—making it the perfect place to relax or entertain. To the front, the property benefits from off-street parking for multiple vehicles via a driveway and garage, rounding off the appeal of this superb family home.



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

# PROPERTY FLOORPLAN



## Measurements:

Living Room  
14'3" x 12'4"

Dining Room  
12'4" x 8'6"

Kitchen  
16'2" x 11'10"

Conservatory  
8'11" x 13'10"

WC  
6'1" x 4'11"

Bedroom One  
12'4" x 12'4"

En Suite  
11'10" x 11'4"

Bedroom Two  
11'9" x 9'4"

Bedroom Three  
11'9" x 7'11"

Bedroom Four  
8'10" x 6'7"

Bathroom  
8'7" x 6'7"

## 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>	59	
(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



76









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