

# SIGNATURE

## NORTH EAST

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📍 Dukesfield, Newcastle Upon Tyne NE27 0EZ

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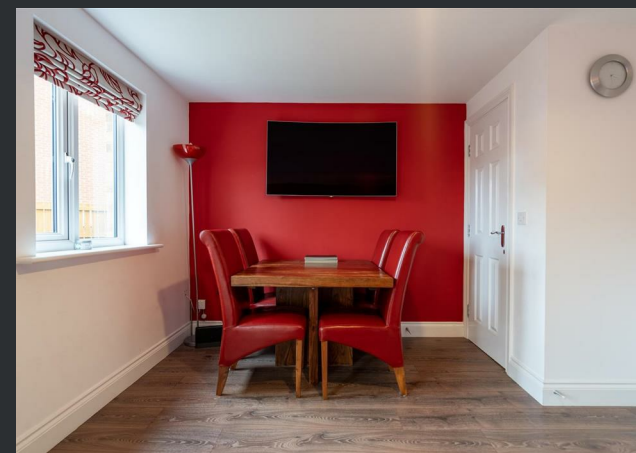
**Asking Price**  
**£299,950**

Signature North East welcomes you to this spacious four-bedroom townhouse, ideally located in the popular area of Shiremoor. Nestled within a peaceful residential setting, the home enjoys a sense of calm while remaining close to a variety of local amenities, including shops, cafes, and schools. Excellent transport links are easily accessible, with Shiremoor Metro Station just a short distance away, offering convenient connections across the region.

Stepping through the entrance hall, you're welcomed into a spacious living and dining room, offering ample room for furnishings and family living. A large window and French doors leading to the rear garden flood the space with natural light, creating a bright and inviting atmosphere. The kitchen is fitted with a range of stylish wall and base units complemented by sleek countertops. Integrated appliances include a fridge freezer, washing machine, and dishwasher, ensuring both practicality and style. A convenient WC completes the ground floor.

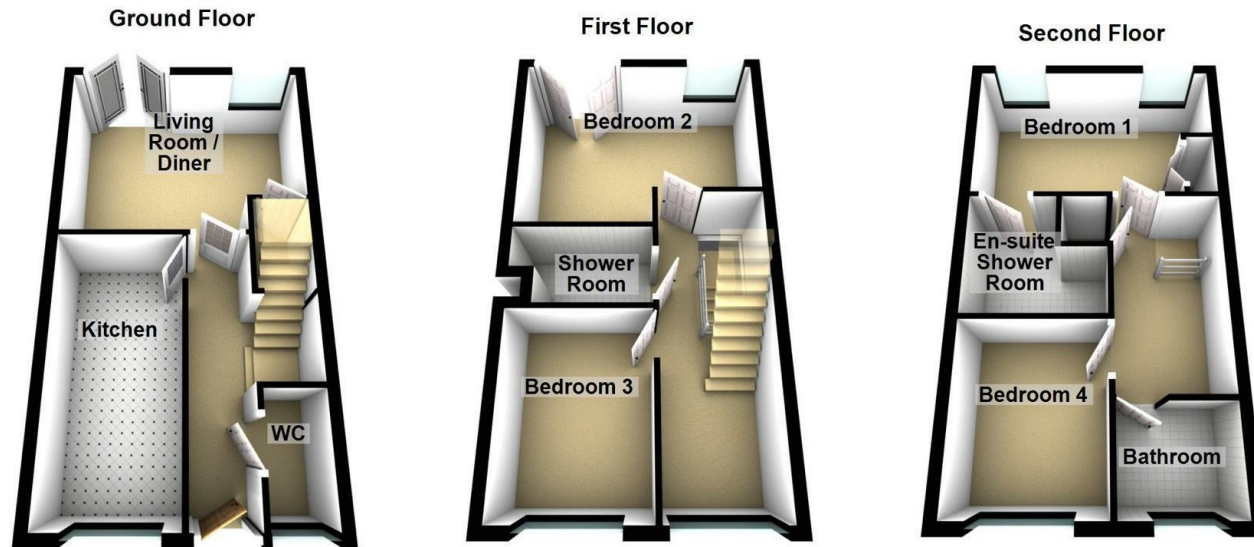
Continuing to the first floor, you'll find a generous king-size bedroom featuring a Juliet balcony, alongside a well-proportioned double bedroom with plenty of space for furnishings. A shower room serves this floor. Moving up to the second floor, the principal bedroom impresses with its size and benefits from built-in wardrobes and an en-suite shower room. A further spacious double bedroom and the family bathroom complete this level, featuring a bathtub, walk-in shower, wash basin, and WC. A spacious loft room adds further versatility and offers excellent storage space.

Externally, the property boasts off-street parking via a detached garage which also benefits from a spacious loft area, ideal for additional storage, and a side driveway, providing plenty of convenience. To the rear sits a well-sized garden with both patio and lawn areas, ideal for relaxation or entertaining. There's also a charming side garden with patio space, perfect for outdoor furniture.



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

# PROPERTY FLOORPLAN



Total area: approx. 106.7 sq. metres (1148.2 sq. feet)

## Measurements:

Living Room / Diner  
11'3" x 14'6"

Kitchen  
14'5" x 7'1"

WC  
3'2" x 6'7"

Bedroom Two  
11'3" x 14'7"

Bedroom Three  
10'5" x 8'0"

Shower Room  
7'11" x 4'6"


Bedroom One  
8'8" x 14'7"

En Suite  
7'1" x 7'11"

Bedroom Four  
9'8" x 7'11"

Bathroom  
5'5" x 6'7"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>77</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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