


SIGNATURE

NORTH EAST

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 Newburn Road, Newburn NE15 8LX

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Offers Over £185,000

Signature North East are delighted to present this fantastic property, which has been split into two separate flats, making for an exciting opportunity. Both flats offer two bedrooms and tasteful décor and styling throughout. Located on Newburn Road, Newburn, this property is situated within proximity of a range of cafes and shops and provides strong transport and road links to surrounding towns, where a wide variety of amenities can be found, such as supermarkets, bars, and restaurants.

The first flat displays an elegant, modern look throughout, and comprises a welcoming entrance hallway, a living room which showcases neutral décor, a gorgeous traditional feature fireplace, and a chic exposed brick wall, a kitchen providing a range of minimalistic style fitted floor and wall units in a glossy white finish, two double bedrooms, and a three-piece bathroom.

The other flat begins in an entrance hallway, which provides access to all rooms. First is the kitchen, equipped with a range of modern base, drawer, and wall units for storage in a sleek white finish, and adjacent is the living area, providing plenty of space for furnishings, a wonderful period feature fireplace, and neutral décor. Both bedrooms offer ample space for a double bed and other furnishings, and completing the property is a spacious four-piece bathroom with a walk-in shower.

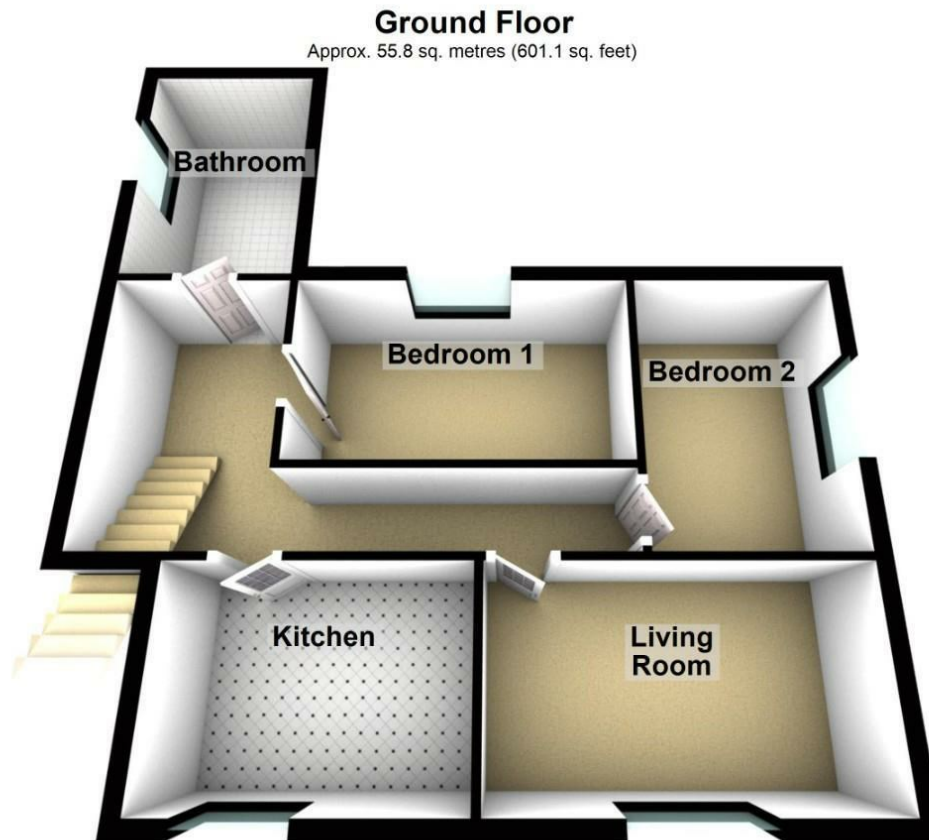
Externally, the property benefits from a paved yard.

Tenure: Freehold
Council tax band: A

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



PROPERTY FLOORPLAN



Total area: approx. 55.8 sq. metres (601.1 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:

HALL

LIVING ROOM

KITCHEN

BEDROOM ONE

BEDROOM TWO

BATHROOM

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

77
63

England & Wales

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