

# SIGNATURE

## NORTH EAST

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📍 Dukesfield, Newcastle Upon Tyne NE27 0EZ

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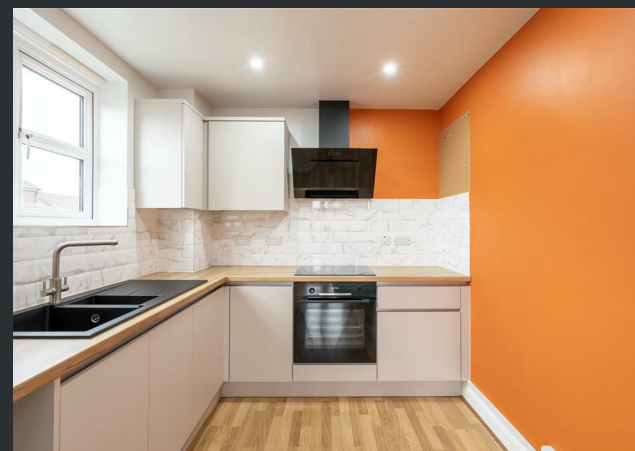
**Asking Price**  
**£135,000**

Signature North East proudly welcomes to the market this two-bedroom mid-floor apartment, located on the popular Dukesfield development in Shiremoor. This property enjoys a fantastic corner location with excellent views and access to the Tyne and Wear Metro via the nearby Shiremoor Metro Station, as well as to the recently opened Northumberland rail line between Ashington and Newcastle via the nearby Northumberland Park station, making commuting to Newcastle upon Tyne and South East Northumberland and the surrounding areas straightforward. The area also benefits from superb road links including the A19 and A1058 Coast Road, while the beautiful coastline at Whitley Bay and Tynemouth is just a short drive or Metro ride away. Shopping and leisure facilities are also close by at Northumberland Park and the Silverlink Retail Park, making this an ideal home for a variety of buyers.

The property benefits from no upper chain.

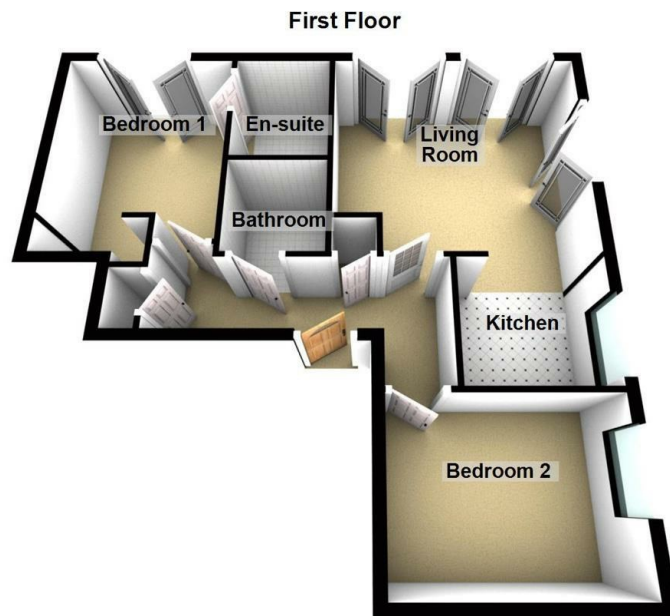
Upon entering the apartment via a large hallway with two substantial storage cupboards, you are welcomed into a spacious living room with ample space for your desired furnishings. The room is bright and airy, featuring three sets of French doors opening onto Juliette balconies. The living area flows seamlessly into the kitchen, creating a modern open-plan feel. The recently refitted kitchen comes with attractive wall and base units and includes integrated Bosch appliances. The property offers two generously sized bedrooms, each able to comfortably accommodate a double bed and additional furnishings. The main bedroom benefits from a fitted wardrobe and a private en-suite with walk in shower, W.C, hand basin, and its own Juliette balcony. A family bathroom, fitted with a bathtub, hand basin, and W.C, completes the accommodation.

Externally, the apartment enjoys access to well-maintained communal gardens and allocated parking for residents, adding both convenience and outdoor space to this desirable home.



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

# PROPERTY FLOORPLAN



Total area: approx. 69.2 sq. metres (745.4 sq. feet)

## Measurements:

Living Room  
14'3" x 13'8"

Kitchen  
6'11" x 7'7"

Bedroom One  
12'9" x 9'8"

En Suite  
6'9" x 5'6"

Bedroom Two  
9'0" x 11'7"

Bathroom  
6'4" x 5'4"

## Energy Efficiency Rating

|                                                    | Current   | Potential |
|----------------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs        |           |           |
| (92 plus) <b>A</b>                                 |           |           |
| (81-91) <b>B</b>                                   | <b>82</b> | <b>83</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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