

# SIGNATURE

## NORTH EAST

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 Avondale Avenue, Newcastle Upon Tyne NE12 7HT

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## Offers In The Region Of £265,000

Signature North East are delighted to welcome this well-presented three-bedroom semi-detached property to the market, ideally located in the sought-after area of Forest Hall. This fantastic home enjoys a great location, offering excellent access to well-regarded local schools including Benton Dene Primary School and Longbenton High School, making it ideal for families. Residents also benefit from convenient local amenities in nearby Forest Hall and Longbenton centres, alongside easy commuting links into Newcastle via Northumberland Park Metro Station, enhancing its appeal for a wide range of buyers.

Notably, the property benefits from a front extension which enhances both the living room and porch areas, creating a more substantial footprint than many other properties of a similar style.

Upon entering the property, you are welcomed into the central hallway, which offers useful built-in storage. The first room you will discover is the spacious living room, further enhanced by the front extension and providing ample space for a range of desired furnishings. To the rear, the space can comfortably accommodate a dining table, creating an ideal dining area, with sliding doors leading out to the rear garden. The kitchen offers a plethora of storage via wall and base units, complemented by generous worktop space and an additional fitted cupboard. Elegant French doors provide direct access to the rear garden, and the kitchen further benefits from integrated appliances, including an oven and hob.

Continuing to the first floor, you will find three bedrooms, each able to accommodate a double bed alongside additional furnishings. All bedrooms are enhanced by fitted wardrobes, providing excellent storage solutions. Completing this level is the family bathroom, fitted with a bathtub, hand basin and WC.

The property also benefits from an attic conversion with electricity running throughout the full attic space. Currently used for ample storage, this versatile area offers excellent potential for further conversion, subject to the relevant permissions.

Externally, the property offers a pleasant rear garden laid mainly to lawn with an ample patio area, perfect for outdoor seating and entertaining. Further benefits include on-street parking and a single garage located to the rear of the property.



# PROPERTY FLOORPLAN

## Measurements:

Living Room / Diner  
25'1" x 11'8"

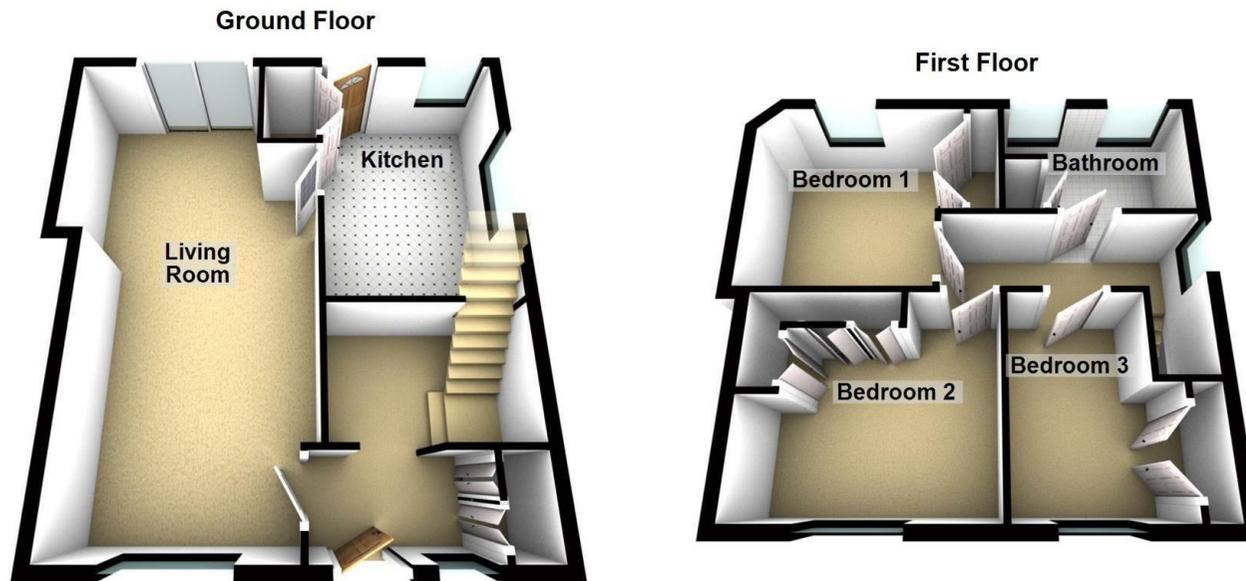
Kitchen  
14'4" x 9'4"

Bedroom One  
9'6" x 11'2"

Bedroom Two  
8'3" x 11'7"

Bedroom Three  
7'8" x 10'1"

Bathroom  
9'4" x 5'11"



Total area: approx. 93.3 sq. metres (1004.6 sq. feet)

## 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>	<b>73</b>	<b>79</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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