

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Haydon Close, Gosforth NE3 2BZ

Haydon Close, Gosforth NE3 2BZ

Offers In The Region Of £47,500

Signature North East welcomes you to this charming one-bedroom upper-floor apartment, ideally located in the popular area of Redhouse Farm. This convenient location offers a range of nearby amenities, including shops, pubs, and green spaces, while being just a short distance from Fawdon Metro Station, providing excellent transport links. The property also benefits from easy access to the A1, making travel across the region simple and convenient. The opportunity to retain select furnishings is also available, offering added flexibility for the new owner.

Stepping through the entrance hall, you're greeted by a spacious living/dining room with plenty of space for furnishings, accommodating both a comfortable sitting area and a dining area. A large window fills the room with natural light, creating a bright and inviting atmosphere. The modern kitchen follows, featuring a stylish range of wall and base units complemented by sleek countertops. Integrated appliances include a hob, oven, washing machine, and fridge freezer, ensuring a practical and contemporary cooking space.

Continuing through the apartment, you'll find a generously sized double bedroom offering ample room for furnishings. The bathroom completes the home, fitted with a bathtub and overhead shower, wash basin, and WC, designed with both functionality and comfort in mind.

Externally, convenient on-street parking is available. This apartment represents an excellent opportunity for first-time buyers seeking a stylish and well-presented home, or for investors looking for a fantastic buy-to-let opportunity in a desirable location.



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

PROPERTY FLOORPLAN



Total area: approx. 41.6 sq. metres (447.3 sq. feet)

Measurements:

Living/Dining Room
16'2" x 10'4"

Kitchen
7'1" x 6'11"

Bedroom
12'2" x 9'6"

Bathroom
6'3" x 5'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk)



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News