

# SIGNATURE

## NORTH EAST

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 Parkside View, Newcastle Upon Tyne NE27 0GR

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## Offers Over £265,000

Signature North East is proud to welcome this immaculately presented three bedroom detached family home to the sales market. Situated on Parkside View with a lovely open aspect to the front, this property boasts spacious living, modern décor and styling throughout and a large West facing garden to the rear.

A welcoming entrance hallway provides access initially into the living room to the front. The living room boasts a large bay window, illuminating the space with natural daylight, and also benefits from ample floorspace for furnishings and a large storage cupboard. The dining kitchen has a full range of fitted wall and floor units in a matt cream finish with a variety of integrated appliances including fridge, freezer, oven, microwave and gas hob. There is a large area for dining next to the French doors which lead to the garden. Completing the ground floor is a convenient WC.

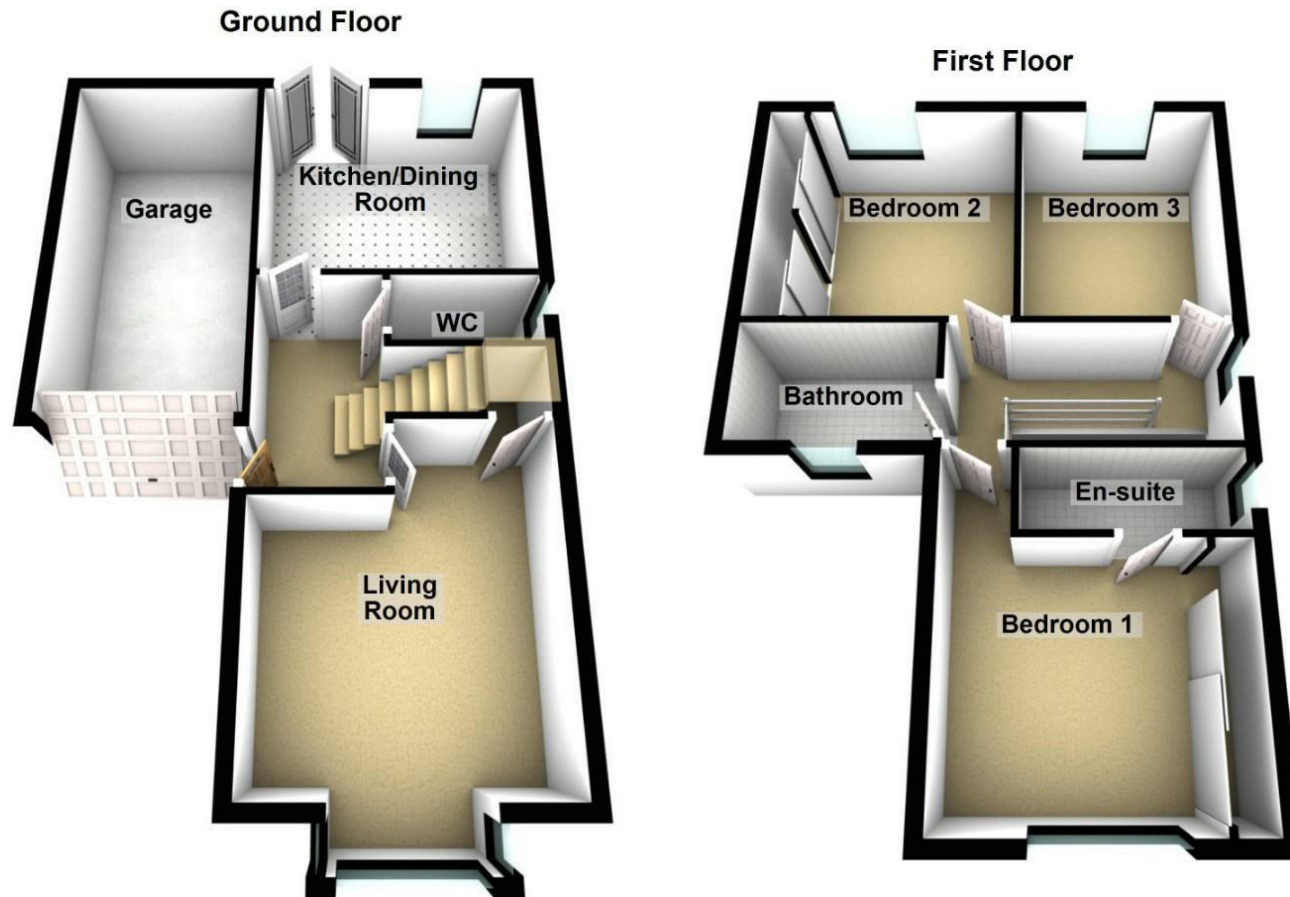
The first floor is home to the main bedroom to the front with benefits from an en-suite shower room and fitted sliding door wardrobes. There are an additional two double bedrooms and the main family bathroom on the first floor.

Externally this property benefits from a open aspect to the front with a small lawned garden and driveway for parking multiple cars. The West facing garden to the rear has an extended patio area for alfresco entertaining as well as a lawned area and large shed.



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

# PROPERTY FLOORPLAN



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:

Living Room  
17'3" x 12'5"

Kitchen / Dining Room  
12'2" x 10'2"

WC  
6'5" x 3'2"

Bedroom One  
14'4" x 10'8"

Bedroom Two  
10'2" x 9'9"

Bedroom Three  
10'2" x 8'11"

Bathroom  
8'7" x 5'5"

En Suite  
9'2" x 3'4"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</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		

England & Wales

EU Directive  
2002/91/EC







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