

SIGNATURE

NORTH EAST

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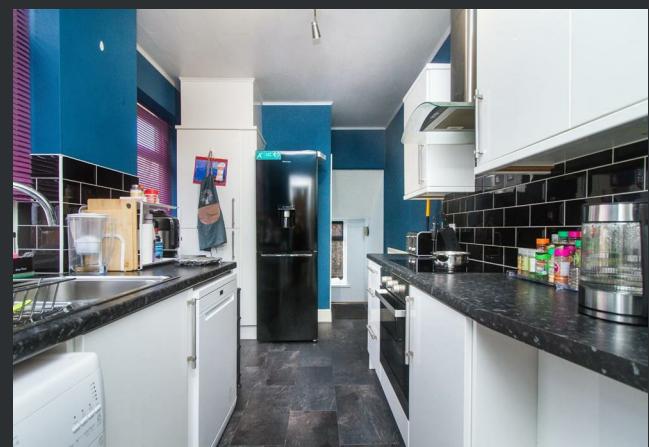
Faldonside, Newcastle Upon Tyne NE6 5UH

Signature North East is delighted to welcome this fantastic three-bedroom upper-floor Tyneside flat to the market, situated in the highly sought-after area of Heaton. Boasting a prime location, this property offers generously sized rooms and is within close proximity to a range of local amenities. With excellent transport links, including easy access to the Coast Road, Chillingham Road, and Walkergate Metro stations, this home is ideal for first-time buyers or investors looking for a rental opportunity.

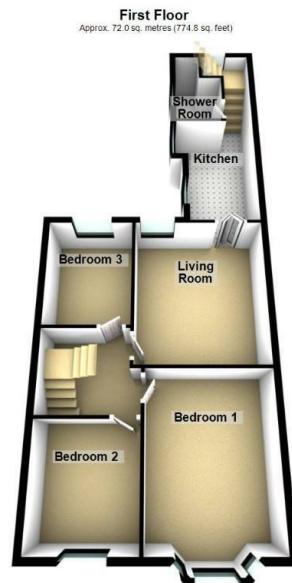
Upon entering, you are welcomed into a spacious living room, offering ample space for the desired furnishings. A large window allows plenty of natural light to flood the space, creating a bright and inviting atmosphere. The kitchen provides a wealth of storage with attractive wall and base units, complemented by sleek countertops. Integrated appliances, including an oven and hob, add to the practicality of the space. From the kitchen, you can access the rear yard, and adjacent to this is a well-equipped shower room featuring a shower, W.C., and hand basin.

As you continue through the property, you will find three generously sized bedrooms. All the bedrooms can comfortably accommodate a double bed along with additional furnishings, ensuring plenty of space for relaxation.

Externally, this home benefits from a private yard area, perfect for outdoor seating and enjoying the warmer months. Additionally, the property includes one parking space, with further on-street parking available.



PROPERTY FLOORPLAN



Measurements:

Living Room
14'1" x 12'2"

Kitchen
12'0" x 8'0"

Bedroom One
17'1" x 11'3"

Bedroom Two
10'5" x 9'1"

Bedroom Three
10'6" x 8'1"

Bathroom
8'7" x 4'11"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	61
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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