

SIGNATURE

NORTH EAST

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





 Cosgrove Court, Newcastle Upon Tyne NE7 7NW

Cosgrove Court, Newcastle Upon Tyne NE7 7NW

Asking Price
£239,950

Signature North East is thrilled to present this charming 3-bedroom end-terraced home, situated in the desirable area of Newcastle upon Tyne. This property offers comfortable living, boasting a superb location with close proximity to the Newcastle Freeman Hospital, an array of shops and restaurants, as well as convenient transportation links via the Longbenton Metro Station. We warmly invite you to explore this wonderful home and the vibrant surroundings it has to offer.

Upon entering this home, you are greeted by a central hallway that provides access to the main principal rooms on the ground floor, including a conveniently located W.C. The first space you encounter is the open-plan kitchen/dining room, featuring an attractive arrangement of wall and base shaker-style units. The kitchen is well-appointed with integrated appliances, including a fridge/freezer, dishwasher, and washing machine. The dining area offers generous space for a family dining table. This seamlessly transitions to the living room, where natural light floods through the elegant French doors leading to the rear garden. This room provides ample space for any of your desired furnishings, creating a welcoming and functional living environment.

Ascending to the first floor, you will find two generously sized bedrooms, each capable of comfortably accommodating a double bed along with your preferred furnishings. Completing the first floor is the bathroom, which includes a bathtub, shower, and handbasin, providing a well-appointed and functional space for your daily needs.

Continuing your journey, you will encounter the impressive master bedroom, providing ample space to accommodate a king-size bed and your preferred furnishings. This bedroom includes a walk-in wardrobe, adding a touch of luxury and practicality. The ensuite is a highlight, featuring a walk-in shower, hand basin, and W.C.

Externally, to the rear of the home, you will find a spacious back garden predominantly laid with a lush lawn, complemented by a paved patio area—ideal for enjoying the summer months. This property further provides off-street parking through a driveway.



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

PROPERTY FLOORPLAN

Measurements:

Living Room
14'4" x 9'9"

Kitchen / Dining Room
15'10" x 8'0"

WC
5'2" x 2'6"

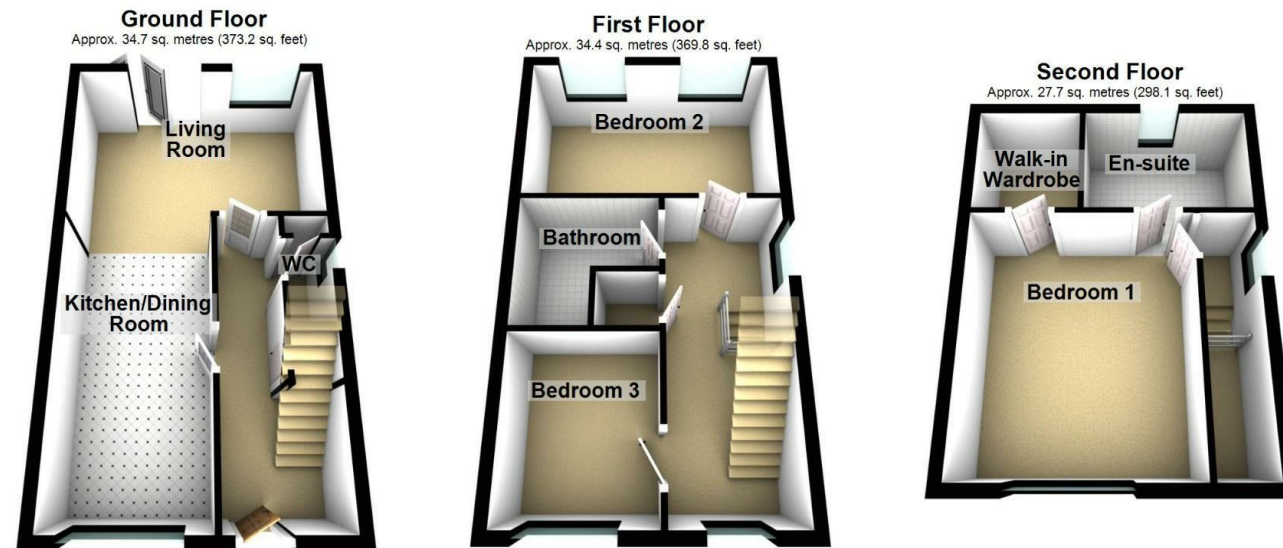
Bedroom One
13'5" x 11'9"

En Suite
9'0" x 6'0"

Bedroom Two
14'4" x 9'0"

Bedroom Three
9'0" x 7'7"

Bathroom
7'11" x 6'6"



Total area: approx. 96.7 sq. metres (1041.1 sq. feet)

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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