

SIGNATURE

NORTH EAST

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📍 Carlisle Way, Newcastle Upon Tyne NE27 0UR

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Asking Price
£425,000

Signature North East is delighted to welcome to the market this recently refurbished five-bedroom detached home, ideally located in the highly sought-after area of Holystone. Perfectly positioned for convenient living, the property sits within easy reach of the coast, with excellent transport links via the A19 and Coast Road providing fast access to Newcastle, North Tyneside, and surrounding areas. Local shops, parks, pubs, and the popular Silverlink Retail Park are all close by.

Upon entering, you are welcomed into a central hallway, which also provides access to a convenient W.C. and the garage. The first doorway opens into the spacious living room, offering ample room for furnishings, enhanced by a large box bay window that fills the space with natural light, alongside a modern feature fireplace. To the rear, the open-plan kitchen and dining area can comfortably accommodate a dining table. The kitchen itself features a generous selection of attractive wall and base units, paired with sleek countertops and integrated appliances including an electric oven, hob, wine cooler, and fridge freezer. The dining area flows seamlessly into the conservatory, which enjoys views over the garden, with double doors leading outside.

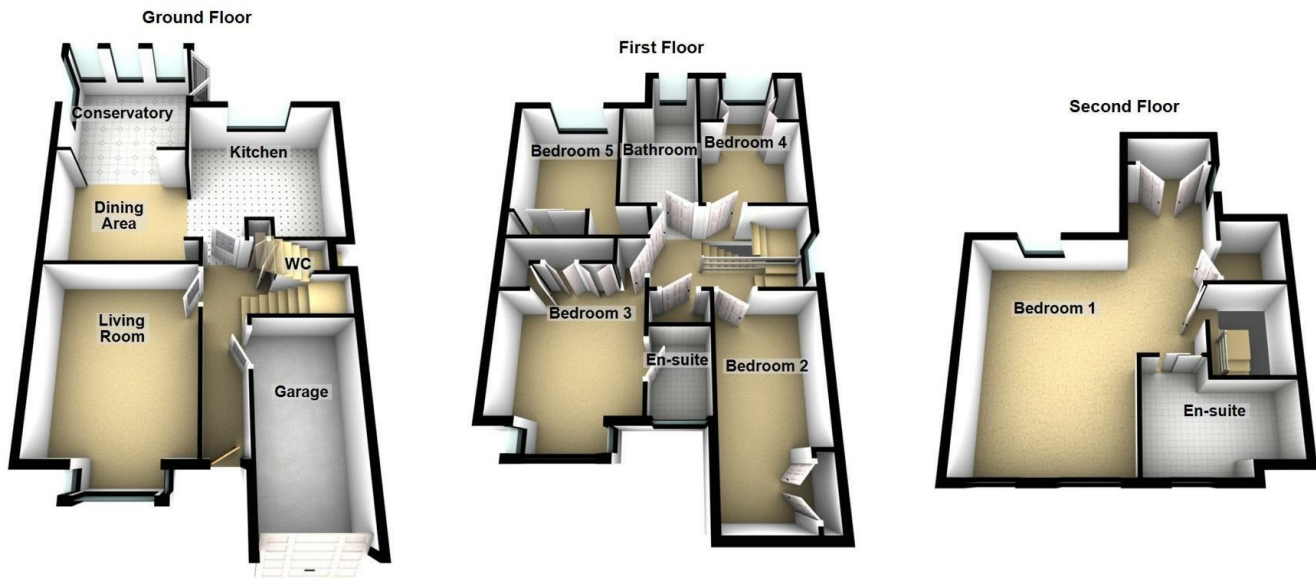
Ascending to the first floor, you will find four bedrooms, each benefiting from built-in wardrobes and able to accommodate a double bed along with furnishings. Bedroom three further enjoys the advantage of an en-suite. Completing this floor is the family bathroom, fitted with a bathtub with overhead shower and a W.C. The second floor is dedicated to the impressive primary bedroom, featuring Velux windows, built-in storage, and an en-suite with walk-in shower, W.C., and hand basin.

Externally, this home boasts a rear garden laid to lawn, complemented by a generous decking area ideal for outdoor furniture and entertaining. To the front, there is off-street parking via the driveway, in addition to the garage.



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

PROPERTY FLOORPLAN



Total area: approx. 174.8 sq. metres (1881.5 sq. feet)

Measurements:

- Living Room
13'10" x 10'10"
- Kitchen
12'1" x 12'1"
- Dining Area
9'9" x 10'6"
- Conservatory
10'4" x 10'6"
- WC
3'7" x 2'9"
- Bedroom One
16'7" x 12'1"
- En Suite
7'10" x 10'5"
- Bedroom Two
15'8" x 8'5"
- Bedroom Three
10'11" x 10'6"
- En Suite
6'1" x 3'9"
- Bedroom Four
12'1" x 8'1"
- Bedroom Five
11'8" x 8'8"
- Bathroom
12'4" x 6'0"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		





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