

# SIGNATURE

## NORTH EAST

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📍 Hotspur North, Newcastle Upon Tyne NE27 0GN



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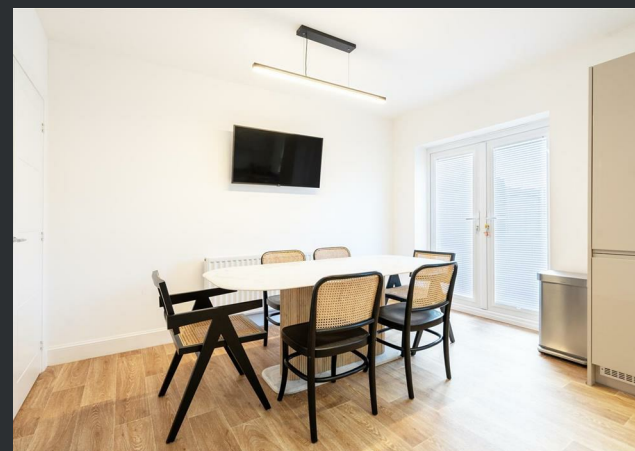
**Offers Over £335,000**

Signature North East proudly presents this impressive four-bedroom detached property, ideally located in Backworth. Offering generous room sizes in a great location, the home benefits from close proximity to the beautiful coast and excellent transport links, including Northumberland Park Metro Station. This is a brilliant area for families, within walking distance of Backworth Park Primary School, and conveniently positioned near local amenities such as Northumberland Retail Park.

Entering the property, you are welcomed by a central hallway with access to a convenient W.C. The first room is the spacious and bright living room, offering ample space for desired furnishings and enhanced by a large box bay window. To the rear, the open plan kitchen/dining area comfortably accommodates a dining table. The kitchen provides a plethora of storage via attractive wall and base units, complemented by generous worktop space and integrated appliances including a fridge freezer, washing machine, dishwasher, double oven and hob. Elegant French doors lead directly to the rear garden.

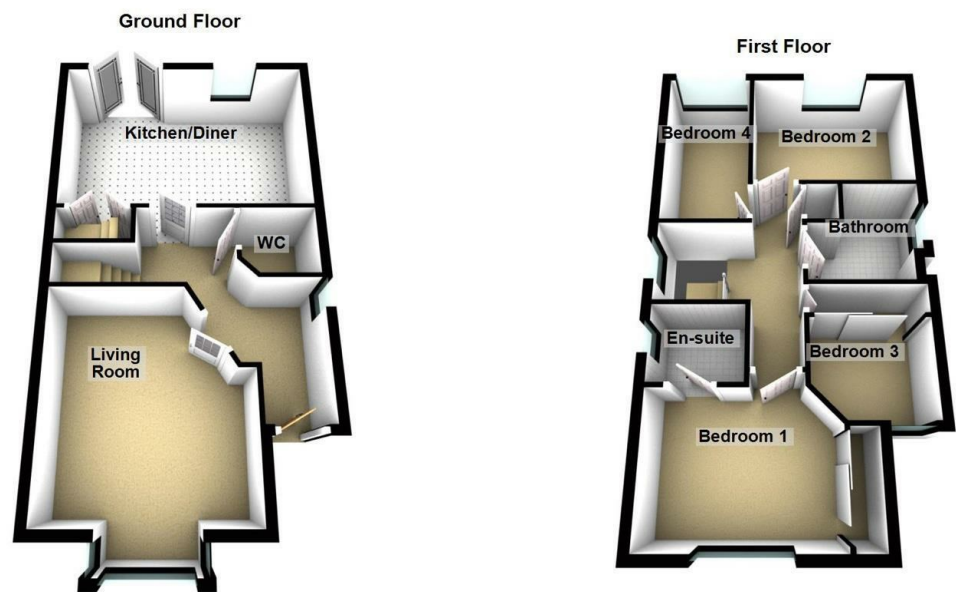
Continuing to the first floor, the property offers four well-proportioned bedrooms. Bedrooms one, two and three can accommodate double beds alongside additional furnishings, with bedroom one further benefiting from sliding door wardrobes and a private en-suite comprising W.C., hand basin and shower. Bedroom three also features sliding door wardrobes, while bedroom four is ideal for a single bed with extra furnishings. Completing this level is the family bathroom, fitted with a bathtub, hand basin and W.C.

Externally, the home features a pleasant rear garden laid to lawn with ample patio area, perfect for outdoor furniture and entertaining. To the side of the property there is a garage and a driveway providing off-street parking for up to two vehicles.



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

# PROPERTY FLOORPLAN



Total area: approx. 99.7 sq. metres (1073.2 sq. feet)

## Measurements:

- Living Room  
14'2" x 12'11"
- Kitchen / Diner  
11'8" x 17'8"
- WC  
3'11" x 4'9"
- Bedroom One  
7'10" x 11'8"
- En Suite  
5'11" x 5'2"
- Bedroom Two  
8'8" x 10'8"
- Bedroom Three  
7'6" x 6'2"
- Bedroom Four  
11'10" x 5'10"
- Bathroom  
8'4" x 7'6"

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 93                      |
| (81-91) B                                   | 83      |                         |
| (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 |







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