

# SIGNATURE

## NORTH EAST

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📍 Dukesfield, Newcastle Upon Tyne NE27 0EZ



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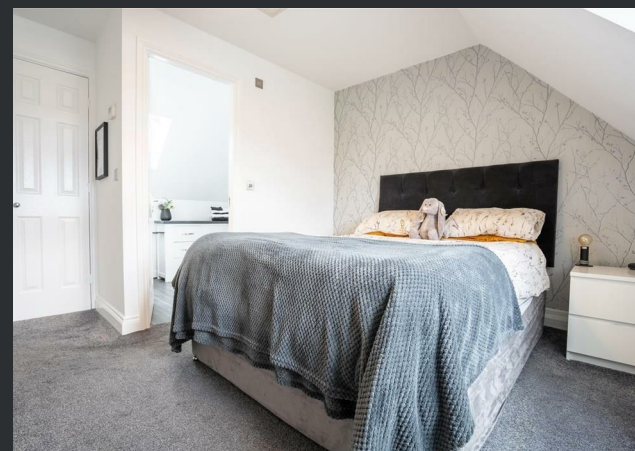
**Offers Over £223,000**

Signature North East is delighted to welcome to the market this beautifully presented three-bedroom, mid-terraced home, ideally situated in a quiet cul-de-sac in the ever-popular area of Shiremoor. This well-proportioned property offers a wonderful opportunity for a range of buyers and benefits from a superb location close to highly regarded local schools, a variety of shops, and popular eateries. Excellent transport links are also within easy reach, including Shiremoor Metro station just a short walk away.

Upon entering the property, you are welcomed into a spacious living room filled with natural light from a large front-facing window, offering ample space for your desired furnishings. The open-plan kitchen and dining area is equally impressive, providing plenty of room for a dining table and enjoying a seamless layout that is ideal for modern living. The kitchen itself boasts a range of attractive wall and base units, complemented by sleek worktops and integrated appliances including an oven and hob. Elegant French doors lead out to the rear garden, while a convenient downstairs W.C. completes the ground floor.

The first floor hosts two generously sized bedrooms, both of which can comfortably accommodate a double bed and additional furnishings. Bedroom two further benefits from fitted wardrobes, offering excellent storage solutions. Also on this floor is the family bathroom, comprising a bathtub, hand basin, and W.C. Moving up to the second floor, you will find the spacious primary bedroom, featuring fitted cupboards and a private en-suite with shower, hand basin, and W.C.

Externally, this lovely home enjoys a private rear garden laid to lawn with a raised decking area, perfect for outdoor seating or entertaining. To the rear of the property, you'll also find a garage and a private parking space, providing valuable off-street parking.



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

# PROPERTY FLOORPLAN

## Measurements:

Living Room  
13'11" x 10'3"

Kitchen / Diner  
13'3" x 13'5"

Bedroom One  
13'5" x 13'5"

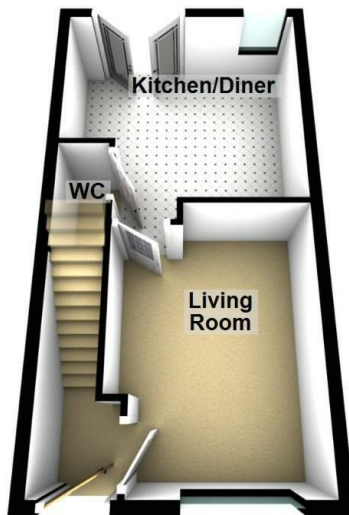
En-Suite  
6'7" x 6'11"

Bedroom Two  
8'5" x 10'5"

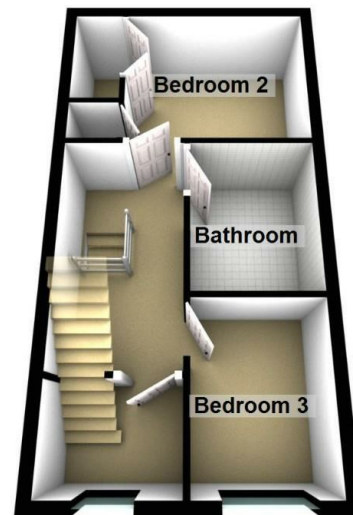
Bedroom Three  
8'10" x 6'7"

Bathroom  
6'2" x 6'7"

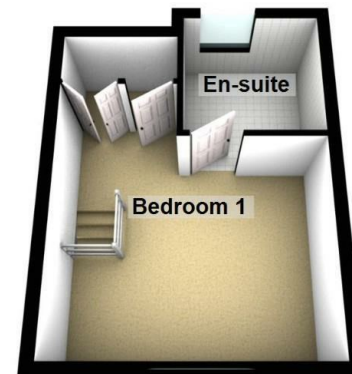
Ground Floor



First Floor



Second Floor



Total area: approx. 86.9 sq. metres (935.7 sq. feet)









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