

SIGNATURE

NORTH EAST

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📍 Viscount Close, Newcastle Upon Tyne NE27 0FP

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Asking Price
£235,000

Signature North East welcomes you to this well presented three-bedroom semi-detached home, ideally situated within the popular area of Shiremoor. The location offers excellent access to local shops, amenities, and public transport links, including Northumberland Park Metro. Convenient road connections to the A1 and A19 further enhance accessibility for commuters and those travelling across the region.

Step into the spacious living room which is well presented and benefits from large windows and French doors, allowing an abundance of natural light while offering direct access to the garden. A modern, fully fitted kitchen is positioned to the front of the property, featuring attractive wall and base units complimented by sleek countertops. A ground floor WC and cloak area with useful under-stair storage complete this level.

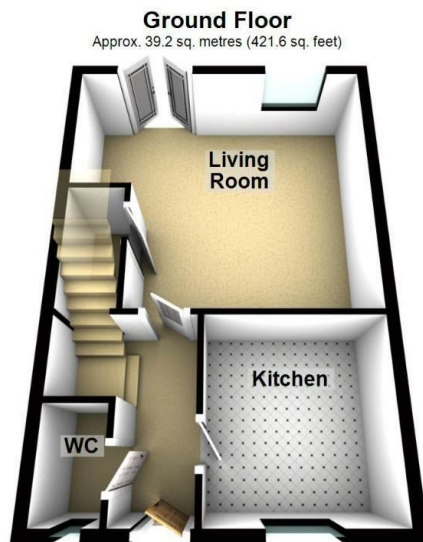
To the first floor, the property offers three well-proportioned bedrooms, including the main bedroom which benefits from its own en-suite shower room. The remaining bedrooms are served by a family bathroom which is complete with a bathtub, wash basin and WC.

Externally, the property benefits from a private rear garden laid with lawn and a patio path, perfect for outdoor relaxation. A separate garage is located to the rear, providing additional storage or parking.



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

PROPERTY FLOORPLAN



Total area: approx. 79.0 sq. metres (850.0 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.

Measurements:

Living Room
16'8" x 15'1"

Kitchen
9'9" x 9'2"

WC
5'4" x 3'1"

Bedroom One
11'7" x 9'10"

En Suite
7'7" x 3'10"

Bedroom Two
9'10" x 9'4"

Bedroom Three
7'10" x 6'6"

Bathroom
6'6" x 6'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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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