

SIGNATURE

NORTH EAST

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 Park Grove, Newcastle Upon Tyne NE27 0LN

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Asking Price
£179,950

Signature North East is delighted to welcome to the market this well-presented three-bedroom, semi-detached home, ideally located in the popular residential area of Shiremoor. This fantastic location offers convenient access to local schools and excellent transport links, with both Shiremoor and Northumberland Park Metro Stations within walking distance, providing straightforward travel into Newcastle City Centre and Whitley Bay. Northumberland Park shopping complex is also nearby, offering a range of amenities including a Sainsbury's supermarket, eateries, and a doctor's surgery.

Upon entering the home, you are welcomed into a spacious and bright living room, featuring a large window that allows natural light to flood the space and plenty of room for the desired furnishings. The open-plan kitchen/dining area offers space for a small dining table, with stylish wall and base units, generous worktop space, and a charming Belfast sink. Integrated appliances include an induction hob, oven, washing machine, and dishwasher. Just off the kitchen is a useful utility room, which provides access to the rear garden via double patio doors. The ground floor is completed by a recently renovated family bathroom, fitted with a bath, separate shower unit, W.C, and hand basin.

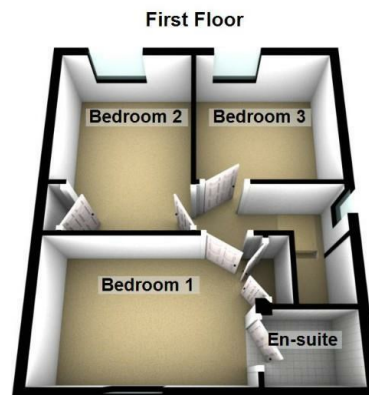
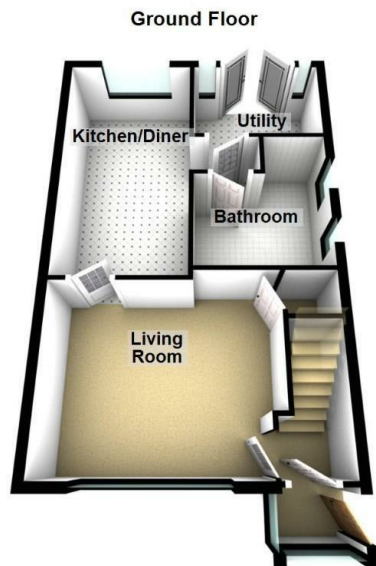
To the first floor, you'll find three bedrooms. Bedrooms one and two are both spacious enough to accommodate a double bed along with additional furnishings, while the third bedroom is well-suited to a single bed and further pieces of furniture. The principal bedroom also benefits from its own en-suite, fitted with a shower, W.C, and hand basin.

Externally, the property boasts a private rear garden, mainly laid to lawn with a generous patio area that offers the perfect spot for outdoor furniture and entertaining. To the front, a driveway provides off-street parking for one vehicle, adding to the home's practicality and appeal.



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

PROPERTY FLOORPLAN



Total area: approx. 88.5 sq. metres (952.3 sq. feet)

Measurements:

Living Room
12'0" x 14'9"

Kitchen / Diner
17'1" x 8'11"

Utility
5'2" x 9'3"

Bedroom One
8'11" x 12'7"

En - Suite
5'6" x 4'1"

Bedroom Two
12'9" x 9'4"

Bedroom Three
9'1" x 9'3"

Bathroom
8'7" x 8'7"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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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