# SIGNATURE

## NORTH EAST

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Ann Street, Newcastle Upon Tyne NE27 0QR

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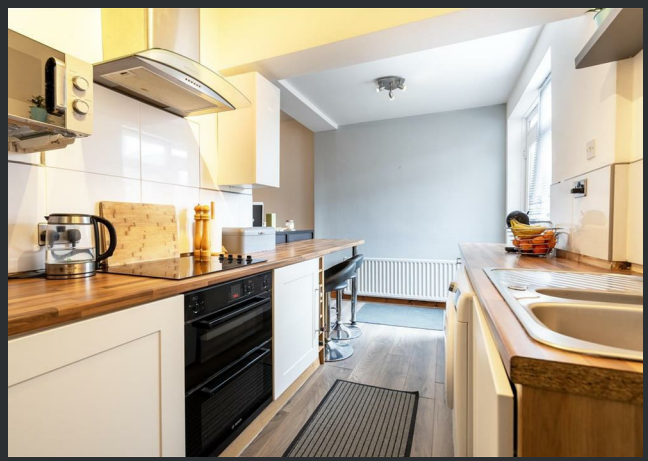
# Newcastle Upon Tyne NE27 0QR

## Asking Price £75,000



Signature North East are delighted to welcome to the market this 2-bedroom ground floor flat, located in the highly sought-after area of Shiremoor. Situated in a vibrant location, the property offers a wide range of amenities right on your doorstep. With convenient public transport options, including bus routes directly outside and the metro just a 5-minute walk away, as well as easy access to major road networks such as the A19, commuting and exploring nearby attractions couldn't be easier.

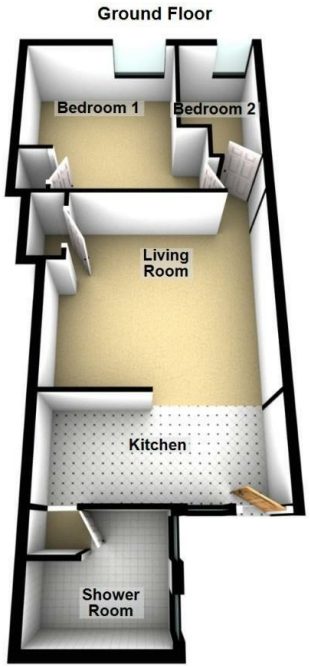
Step inside via the central hallway and you will be greeted by a spacious kitchen, featuring attractive wall and base units complemented by sleek countertops. The kitchen benefits from integrated appliances, including an oven and hob, along with a breakfast bar that can comfortably accommodate two stools. Leading from the kitchen, the large living room offers ample space for your desired furnishings, complete with a cosy fireplace and handy storage cupboard.

The property offers two well-proportioned bedrooms. The master bedroom easily accommodates a double bed along with additional furnishings, while the second bedroom is ideal for a single bed and extra furniture. Completing this floor is the shower room, fitted with a modern shower, hand basin, and W.C.

Externally, the property enjoys a shared yard, perfect for placing outdoor furniture and enjoying the fresh air. Additional convenience is provided by on-street parking to the rear of the property.

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

# PROPERTY FLOORPLAN




Total area: approx. 54.0 sq. metres (581.2 sq. feet)

## Measurements:

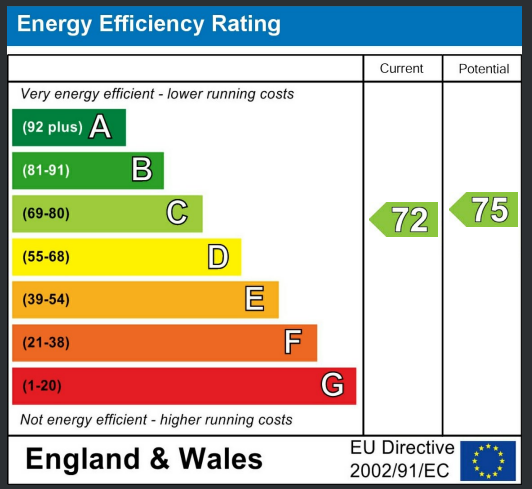
Living Room
13'4" x 13'6"

Kitchen
6'4" x 14'7"

Bedroom One
12'7" x 8'8"

Bedroom Two
9'9" x 5'7"

Shower Room
6'10" x 7'10"



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★★★★★ More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk

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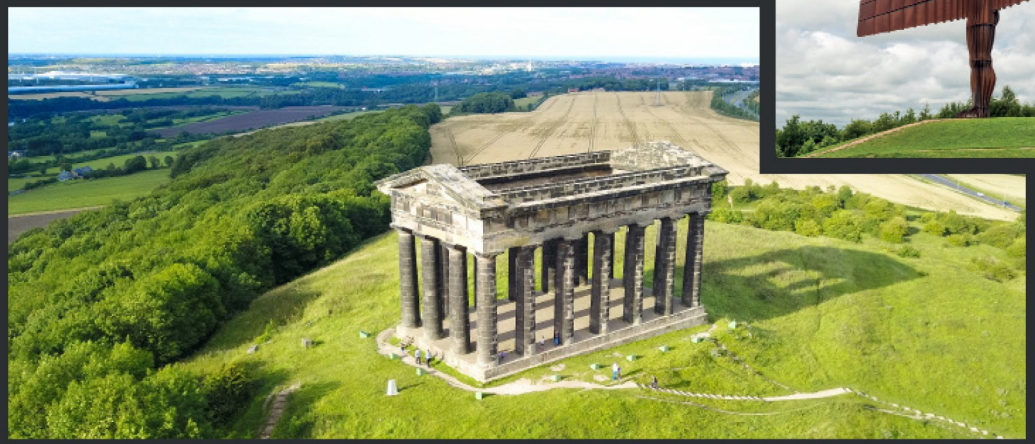

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*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News