

SIGNATURE

NORTH EAST

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Vulcan Terrace, Newcastle Upon Tyne NE12 9AN

Asking Price
£169,950

Signature North East presents this charming three-bedroom terraced property, located on the outskirts of Forest Hall. Ideally situated in a highly sought-after area, the home offers excellent access to a range of local amenities including schools, shops, parks and cafés. With superb transport and road links to Newcastle upon Tyne, the A19 and surrounding areas, this property is perfect for families, commuters or anyone seeking convenience.

Upon entering, you are welcomed into a spacious living room offering ample space for desired furnishings, complemented by a large window that fills the room with natural light. The kitchen/dining room can accommodate a small dining table and provides a generous selection of attractive wall and base units along with ample countertop space. From here, you can access the rear garden. The property further benefits from a Hive heating system, installed this year.

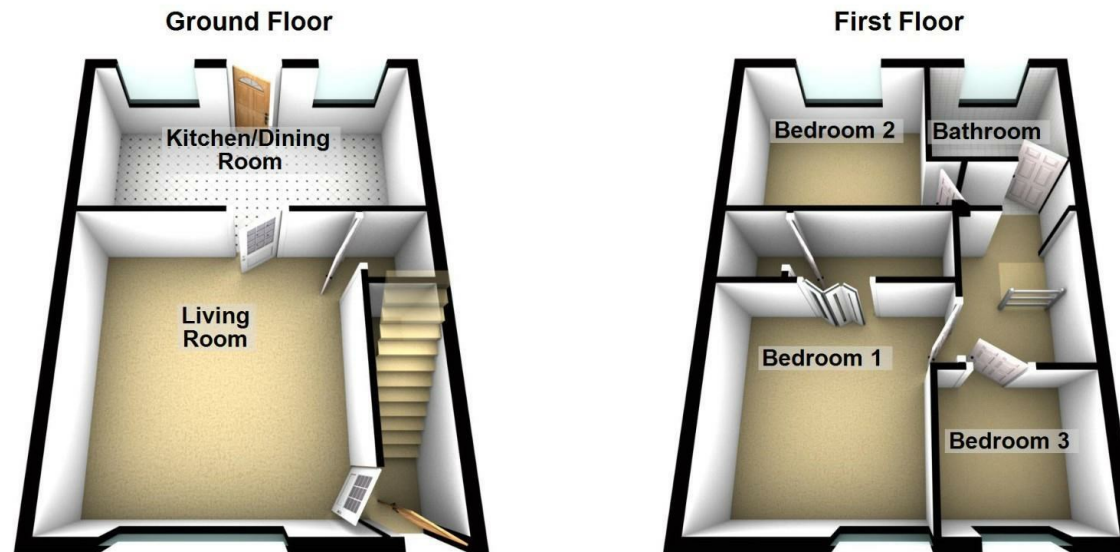
Continuing to the first floor, you will discover three well-proportioned bedrooms. Bedrooms one and two can both accommodate a double bed and furnishings, with bedroom one also featuring a walk-in wardrobe. Bedroom three is a single room, suitable for a single bed and additional furnishings, or ideal for alternative uses—currently being used as a home office. Completing this floor is the bathroom, equipped with a bathtub and overhead shower, hand basin and W.C. The loft is also bordered out and fitted with ladders for easy access.

Externally, the home offers a rear yard area perfect for outdoor furniture, along with a garden to the front. On-street parking is available at the front with no permit required, and additional non-designated parking is located to the rear.



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

PROPERTY FLOORPLAN



Total area: approx. 64.1 sq. metres (690.4 sq. feet)

Measurements:

Living Room
14'10" x 14'1"

Kitchen / Dining Room
8'10" x 16'7"

Bedroom One
10'11" x 6'6"

Bedroom Two
8'10" x 9'5"

Bedroom Three
6'9" x 7'2"

Bathroom
6'1" x 6'11"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(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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