

SIGNATURE

NORTH EAST

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📍 Winton Way, Newcastle Upon Tyne NE3 3BB

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**Asking Price
£150,000**

Signature North East proudly present this three bedroom semi-detached home to the market, ideally located in Kenton on the outskirts of Gosforth, to the north west of Newcastle upon Tyne. The property benefits from excellent transport links including Fawdon Metro Station, which is approximately a five minute walk away. There is also convenient access to major road links such as the A1 and A167, while the shops, cafés and amenities of Gosforth High Street are within easy reach. Well-regarded schooling is available nearby including Gosforth Academy, with Newcastle International Airport around ten minutes away, the city centre approximately ten minutes away, and Central Station reachable in around fifteen minutes.

Upon entering the property you are welcomed into a spacious and bright living room, offering ample room for a range of desired furnishings. Large windows allow plenty of natural light to fill the space, creating a warm and inviting atmosphere. The kitchen/diner provides generous storage with wall and base units complemented by ample countertop space and also comfortably accommodates a dining table, making it an ideal space for everyday dining and entertaining. A patio door provides direct access to the rear garden, while integrated appliances include an oven and hob.

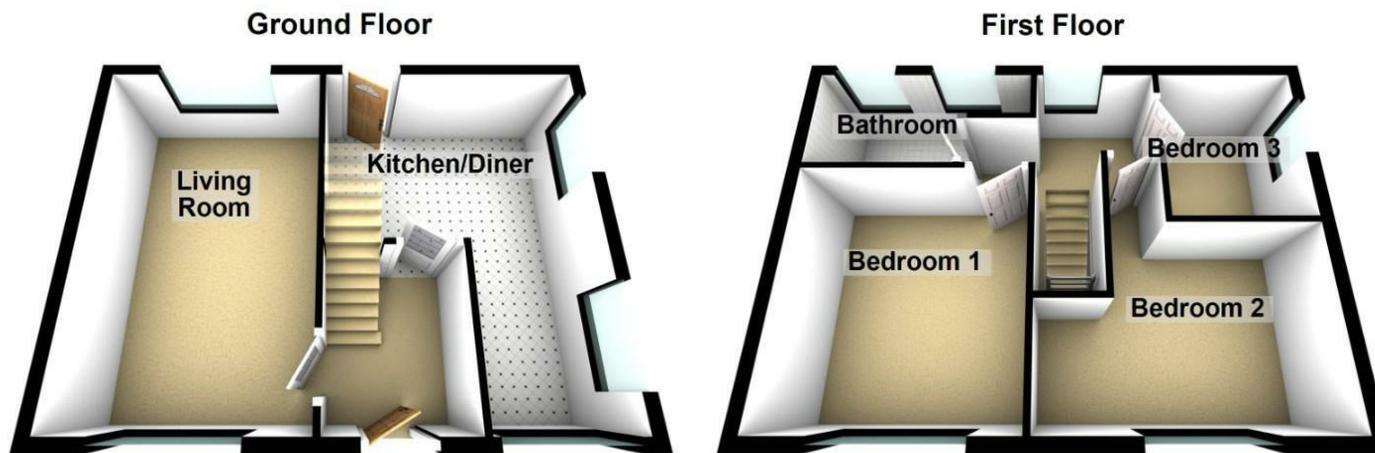
Continuing to the first floor, the property offers three well-proportioned bedrooms. Bedrooms one and two are both spacious and can easily accommodate a double bed along with additional furnishings. Bedroom three is ideal as a single bedroom, home office or nursery, while still providing space for further furniture. Completing the first floor is the family bathroom, which features a bathtub with overhead shower, hand basin and WC.

Externally, the property benefits from a generous rear garden mainly laid to lawn, alongside a patio area. The front of the property there is off-street parking available via a private driveway.



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

PROPERTY FLOORPLAN



Total area: approx. 82.3 sq. metres (885.5 sq. feet)

Measurements:

Living Room
17'10" x 11'2"

Kitchen / Diner
13'2" x 17'7"

Bedroom One
12'1" x 11'3"

Bedroom Two
8'1" x 13'2"

Bedroom Three
8'11" x 7'0"

Bathroom
11'3" x 5'5"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(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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