

SIGNATURE

NORTH EAST

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📍 Arundel Court, Newcastle Upon Tyne NE3 2UJ

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Offers In The Region Of £179,950

New to the sales market, is this wonderful three bedroom semi-detached property within Arundel Court, Newcastle Upon Tyne. This freehold property is a two-minute walk from Kingston Park stadium, close to many transport links and great local schooling, providing the perfect opportunity to acquire a family home in this area.

The home is a 12-minute drive away from Newcastle city centre via the A167, is close to the Metro Centre shopping mall and Newcastle Airport.

Upon entering the property is a welcoming hallway and access to the living room. The living room is bright & airy, features a fireplace and flows into the dining room through an opening. In the dining room are light-emitting patio doors that open out on to the rear garden. Proceeding to the kitchen is a range of oak coloured wall, base and drawer units, spotlighting and further access onto the rear garden.

To the first floor are three double bedrooms and a modern, fully tiled, three-piece shower room with storage below the sink.

Built circa 1973, the property has insulated loft space, cavity wall insulation, and double glazing throughout.

Externally, there is a south-facing rear garden with a paved seating area, planted borders, lawn and greenery. To the front of the property is a large garage and driveway for parking.

Contact Signature North East for viewings.

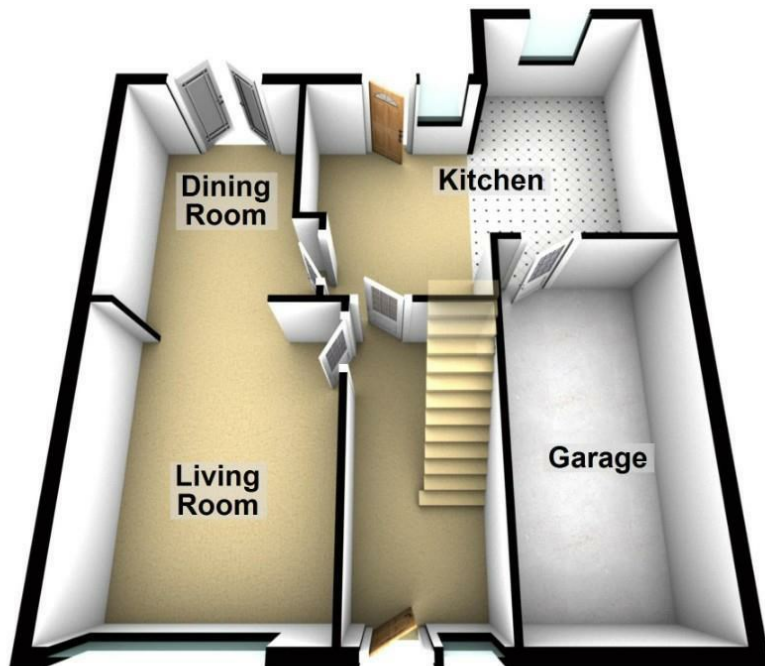
Newcastle upon Tyne is a beautiful city on the River Tyne in northeast England. With its twin city, Gateshead, it was a major shipbuilding and manufacturing hub during the Industrial Revolution and is now a centre of business, arts and sciences. Spanning the Tyne, modern Gateshead Millennium Bridge, noted for its unique tilting aperture, is a symbol of the 2 cities. It has excellent shopping amenities, as well as nearby schooling.



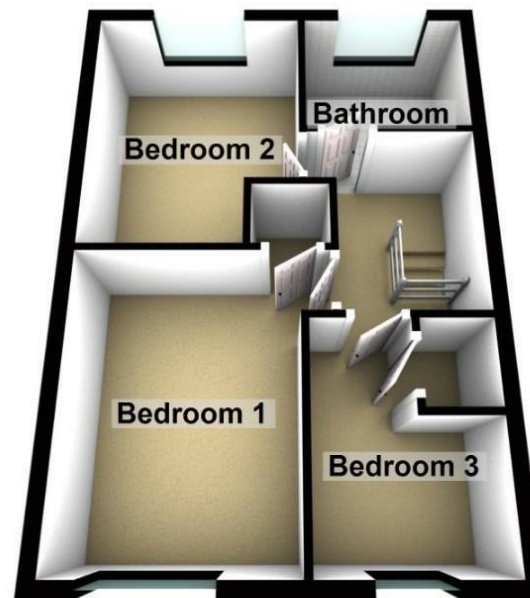
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor



First Floor



Please be advised the floorplans are not drawn to scale and are to be used to give an ideal of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
13'0" x 10'6"

Dining Room
10'11" x 9'6"

Kitchen
16'1" x 12'0"

Bedroom 1
13'1" x 9'6"

Bedroom 2
11'5" x 9'6"

Bedroom 3
9'10" x 7'0"

Bathroom
7'4" x 6'1"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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