

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST







 Horton Avenue, Newcastle Upon Tyne NE27 0PX



# Horton Avenue, Newcastle Upon Tyne NE27 0PX

**Asking Price**  
**£189,950**

Signature North East welcomes you to this charming three-bedroom semi-detached home, ideally situated in Shiremoor. The property benefits from a convenient location with local amenities close by, including shops, schools, and recreational facilities. For commuters, Shiremoor Metro Station is within easy reach, providing excellent transport links to the wider area.

Step into the entrance hallway and you are immediately welcomed into the bright living room, which features a large window that fills the space with natural light and provides ample room for your preferred furnishings. From here, the kitchen offers stylish wall and base units complemented by sleek countertops, leading seamlessly into the spacious dining room with direct access to the rear garden, an ideal layout for family living and entertaining.

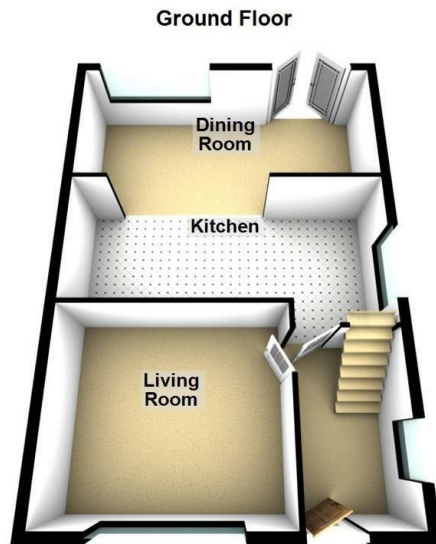
Ascending to the first floor, you will find three well-proportioned bedrooms, two of which are comfortable doubles, offering flexibility for families or guests. The family bathroom is fitted with a bathtub, overhead shower, wash basin, and WC, combining practicality with style.

Externally, this property enjoys a private rear garden laid to lawn with an additional concrete area, perfect for outdoor furniture and socialising. Parking is available via a driveway, completing this well-presented and versatile family home.



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

# PROPERTY FLOORPLAN



Total area: approx. 93.9 sq. metres (1010.4 sq. feet)

## Measurements:

Dining Room  
8'7" x 19'3"

Kitchen  
9'10" x 20'2"

Living Room  
12'1" x 13'8"

Bathroom  
5'4" x 7'10"

Bedroom One  
8'10" x 11'11"

Bedroom Two  
11'5" x 10'7"

Bedroom Three  
9'3" x 8'5"

## Energy Efficiency Rating

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

England & Wales

EU Directive  
2002/91/EC











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