


SIGNATURE

NORTH EAST

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 Park Avenue, Newcastle Upon Tyne NE27 0LG

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£170,000

Signature North East welcomes you to Park Avenue, Shiremoor. This well-positioned three-bedroom home is set in a vibrant neighbourhood with a range of amenities right on your doorstep, making it an attractive place to call home. Families will appreciate the close proximity to schools, parks, and green spaces, while excellent transport links, including Shiremoor Metro Station, ensure easy commuting. The nearby A19 provides convenient access to major towns and beyond.

Stepping inside, the hallway warmly welcomes you into the living room, where an exposed brick fireplace with an electric fire creates a cosy focal point. A large window allows plenty of natural light, making this an inviting space to relax with loved ones. The open-plan feel seamlessly connects the living room to the dining area, making it ideal for gatherings and entertaining. The bright and modern kitchen features a peninsula breakfast bar, with electric hob, also providing a casual dining area and plenty of counter space. Fully equipped with a fridge freezer, electric hob, and cooker, the kitchen is both stylish and practical. A set of French doors leads directly to the rear garden, allowing for easy indoor-outdoor living. The ground floor is completed by a well-appointed bathroom, featuring a bathtub with an overhead shower.

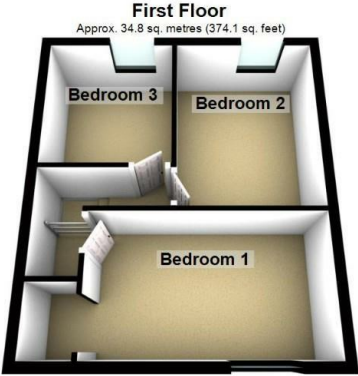
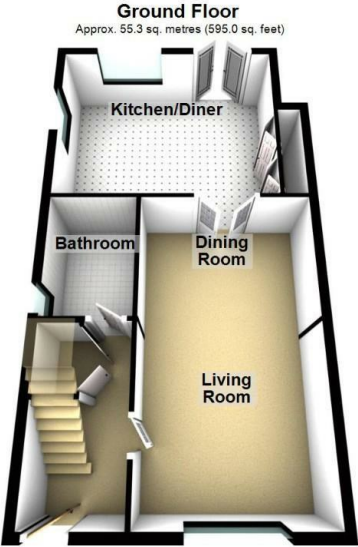
Upstairs, three well-proportioned bedrooms provide comfortable spaces to unwind at the end of the day. The third bedroom, currently used as a home office, adds versatility, offering plenty of space for guests or remote working.

Outside, the low-maintenance rear garden is perfect for outdoor living, featuring a large decked area ideal for garden furniture, a secondary seating area, and a stone patio. On-street parking is available without the need for permits.



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

PROPERTY FLOORPLAN



Total area: approx. 90.0 sq. metres (969.1 sq. feet)

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

Measurements:

Living Room
11'10" x 11'8"

Dining Room
11'8" x 8'6"


Kitchen / Diner
16'0" x 12'6"

Bathroom
8'6" x 5'11"

Bedroom One
14'7" x 8'7"

Bedroom Two
12'2" x 9'2"

Bedroom Three
8'11" x 8'5"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(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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