

SIGNATURE

NORTH EAST

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📍 Aspen Avenue, Newcastle Upon Tyne NE15 9FN

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Asking Price
£212,500

Signature North East welcomes you to this modern three-bedroom semi-detached home in Throckley. Built in 2022, the property is set within a convenient and well-connected residential area offering a range of local amenities, including shops and schools, alongside generous green space. The surroundings offer a lovely balance of modern living and natural scenery, with the picturesque Throckley Dene just a short distance away - ideal for peaceful walks and moments of calm.

Step through the entrance hall and into the spacious living room, which provides ample room for furnishings and features a stylish built-in mirror. A large window allows natural light to flood the space. Continue through to the kitchen, where attractive wall and base units are paired with sleek countertops and integrated appliances including a dishwasher, fridge-freezer, oven, hob, and extractor. French doors lead out to the rear garden, enhancing the brightness of the room. A convenient WC completes the ground floor.

Ascending to the first floor, you'll find three well-proportioned bedrooms. The principal bedroom is a generous double, while bedroom three benefits from built-in wardrobes for added storage. The family bathroom completes this level, featuring a bathtub with overhead shower, wash basin and WC.

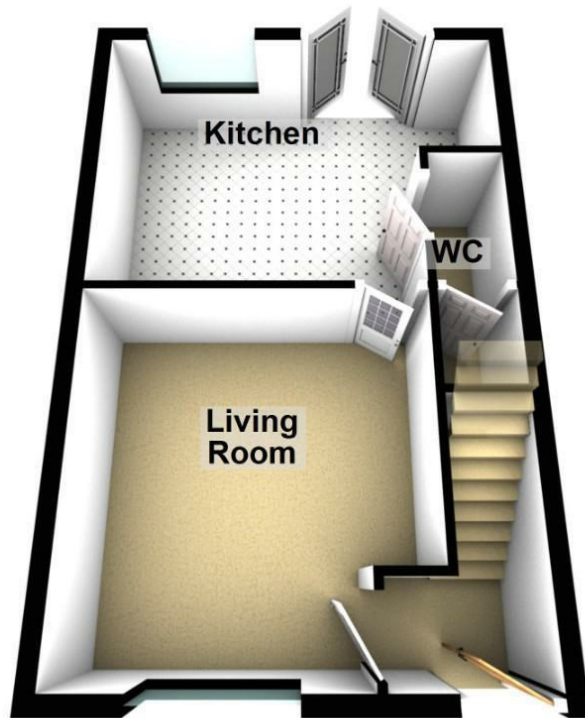
Externally, the property offers a well-sized rear garden laid to lawn and finished with a patio area, ideal for outdoor seating. To the front, convenient off-street parking is available for multiple vehicles via a spacious driveway.



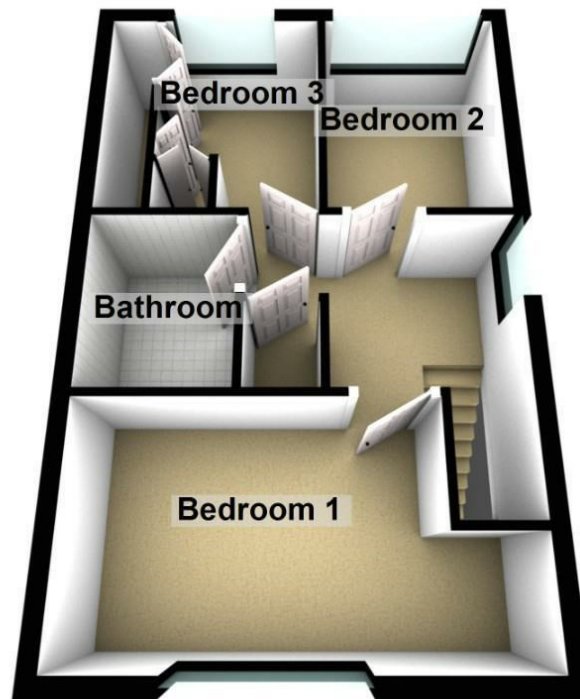
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 73.4 sq. metres (789.6 sq. feet)

Measurements:

Living Room
13'5" x 12'7"

Kitchen
11'3" x 12'7"

W.C
5'6" x 2'11"

Bedroom One
8'7" x 12'7"

Bedroom Two
9'0" x 6'8"

Bedroom Three
9'0" x 6'4"

Bathroom
6'8" x 5'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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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