SIGNATURE

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CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Walwick Fell

NEWCASTLE UPON TYNE, NE15 6BT

OFFERS OVER

£200,000

3 BEDROOMS · 1 BATHROOMS · 1 RECEPTIONS

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THE PROPERTY

Walwick Fell

OFFERS OVER £200,000 · LEASEHOLD

Signature North East are delighted to welcome to the market this charming 3-bedroom end-terraced property, located on Walwick Fell, Newcastle Upon Tyne. Set within a well-connected and family-friendly neighbourhood, this home benefits from proximity to highly regarded schools including Bridgewater Primary, St Cuthbert's High and Sacred Heart Catholic High. Excellent transport links are close by, with frequent bus services along Armstrong Road, rail connections at the Metrocentre and convenient road access into Newcastle city centre. A wide range of local amenities are within easy reach, from convenience stores and takeaways to larger supermarkets such as Lidl, Aldi and ASDA, making this property an excellent choice for families, first-time buyers and professionals alike.

Upon entering, you are welcomed by a central hallway which also provides access to a convenient ground floor W.C. From here, you are guided into the kitchen/diner, complete with attractive base and wall units, ample countertop space and integrated appliances including a fridge freezer, oven and hob. This room offers plenty of space to accommodate a dining table. To the rear sits the spacious living room, boasting double doors that open directly onto the garden, filling the room with natural light. The living room also provides access to a useful storage cupboard, while offering generous space for a variety of furnishings.

Ascending to the first floor, you will find three generously sized bedrooms, each capable of comfortably accommodating a double bed alongside additional furnishings. Completing this level is the family bathroom, fitted with a bathtub and overhead shower, hand basin and W.C.

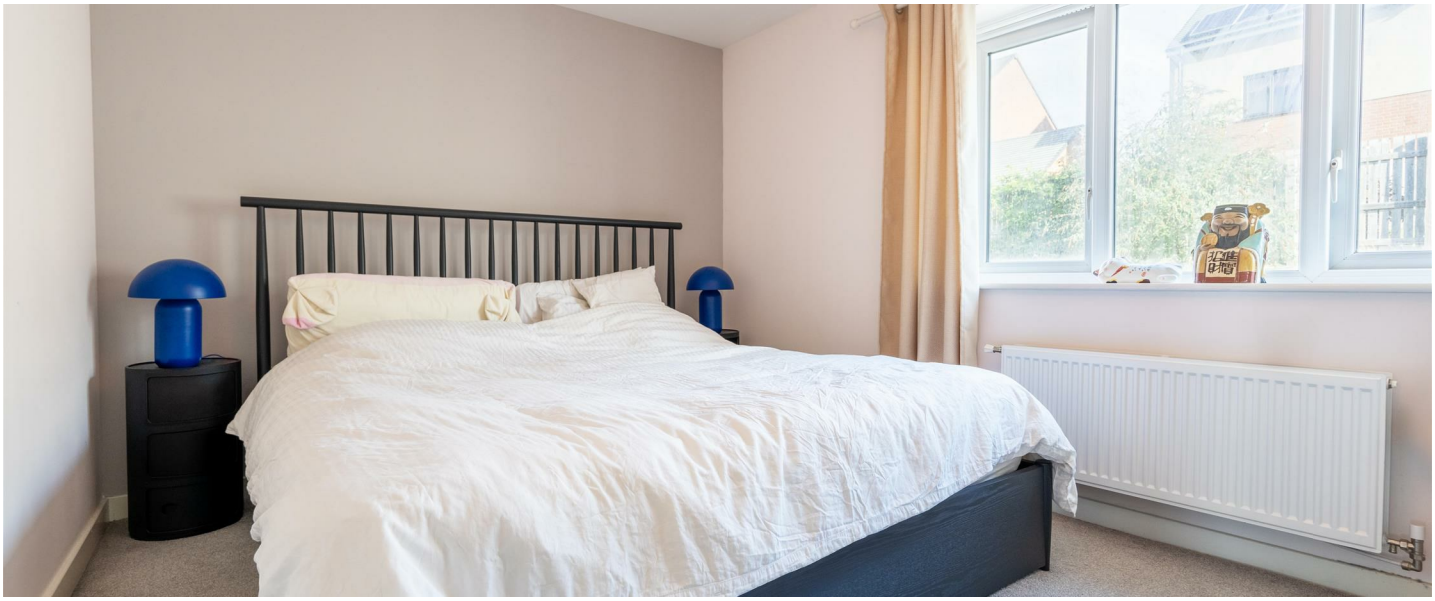
Externally, this property presents a rear garden, laid with lawn and a patio area, ideal for outdoor furniture. Parking is conveniently available to the side of the home.





KEY FEATURES

- Situated on Walwick Fell, Newcastle Upon Tyne, within a well-connected, family-friendly neighbourhood
- Excellent transport links with frequent bus services, Metrocentre rail connections & easy road access to Newcastle city centre
- Generous living room with garden access, modern kitchen/diner with integrated appliances & a convenient ground floor W.C.
- Three well-proportioned bedrooms, each able to accommodate a double bed & additional furnishings
- Rear garden with lawn & patio, plus side parking for added convenience
- Council Tax Band B
- EPC Rating B









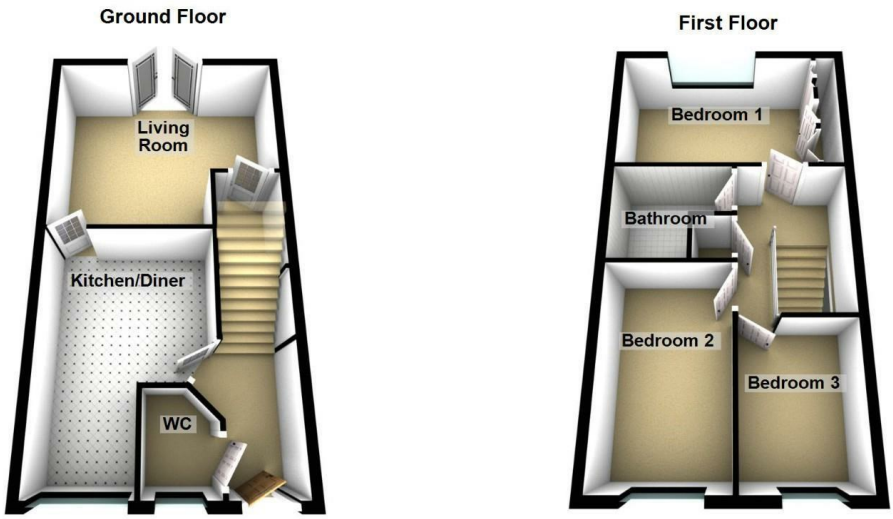


ACCOMMODATION

Room Dimensions

Living Room	4.06 x 4.83 (13'3" x 15'10")	Bedroom Two	4.08 x 2.5 (13'4" x 8'2")
Kitchen/Diner	4.89 x 2.00 (16'0" x 6'6")	Bedroom Three	2.97 x 2.24 (9'8" x 7'4")
WC	1.79 x 1.35 (5'10" x 4'5")	Bathroom	2.00 x 2.38 (6'6" x 7'9")
Bedroom One	2.6 x 4.25 (8'6" x 13'11")		

FLOOR PLAN



Total area: approx. 86.4 sq. metres (929.6 sq. feet)

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