

# SIGNATURE

## NORTH EAST

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Oaklands, Newcastle Upon Tyne NE16 3EP

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**Asking Price**  
**£265,000**

Signature North East is delighted to welcome this stunning 4-bedroom semi-detached property to the market, located in the desirable area of Swalwell, right on the doorstep of Wickham. This home is perfectly situated in a lovely area with a strong community feel and a wealth of local amenities nearby. The location is particularly popular among families, thanks to its proximity to excellent schools. With major roads like the A1 close by, the property offers convenient access to Newcastle, Durham, and Morpeth. Additionally, it is just a short 5-minute drive to the Metrocentre, making it ideal for family days out. For those who love the outdoors, the nearby Derwent Walk and Tyne Cycle Path provide beautiful routes for walking and cycling, with the latter leading all the way to the coast via the Quayside.

As you enter the property, you are greeted by a welcoming central hallway that leads you to a spacious living and dining room. This bright and airy room is large enough to accommodate your desired furnishings, with a separate section perfect for a large dining table. The room is enhanced by a large square bay window that floods the space with natural light, and a charming multi-fuel log burner adds a cosy touch to the heart of the home. Through elegant double French doors, you will find the open-plan kitchen and dining area, which can also accommodate a dining table. The kitchen boasts a plethora of space with attractive wall and base units, complemented by sleek countertops, and comes fully equipped with integrated appliances, including a dishwasher, oven, and hob. Adjacent to the kitchen is a delightful conservatory, also accessible through double French doors, offering the perfect spot to relax with direct access to the rear garden. This floor is completed by a convenient W.C. and provides access to the garage from the kitchen.

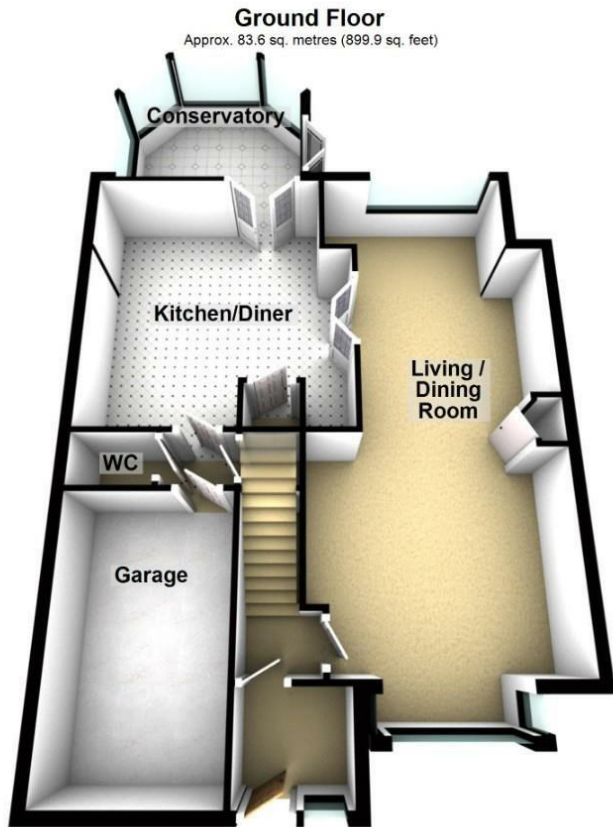
Ascending to the first floor, you will discover four generously sized bedrooms, each capable of comfortably accommodating a double bed along with additional furnishings. Bedroom 1 offers plenty of storage space with fitted wardrobes, making it an ideal master suite. Completing this floor is a well-appointed bathroom featuring a bathtub with a shower head, hand basin, and W.C., as well as a separate shower room equipped with a walk-in shower, W.C., and hand basin.

Externally, this property boasts a large rear garden laid with a well-maintained lawn and a spacious patio area, perfect for outdoor furniture and entertaining. The front of the property benefits from off-street parking for up to three vehicles via a generous driveway. This home truly offers the perfect blend of comfort, style, and convenience in a sought-after location.

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



# PROPERTY FLOORPLAN



Total area: approx. 145.4 sq. metres (1565.1 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 / Dining Room  
28'0" x 13'6"

Kitchen / Diner  
15'7" x 14'11"

Conservatory  
11'1" x 9'1"

WC  
4'5" x 2'9"

Bedroom One  
16'11" x 11'10"

Bedroom Two  
11'1" x 9'4"

Bedroom Three  
13'0" x 13'4"

Bedroom Four  
10'9" x 8'7"

Shower Room  
8'0" x 4'7"

Bathroom  
8'7" x 6'10"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC







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