

# SIGNATURE

## NORTH EAST

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 Barley Way, Newcastle Upon Tyne NE12 7BN



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**Offers Over £350,000**

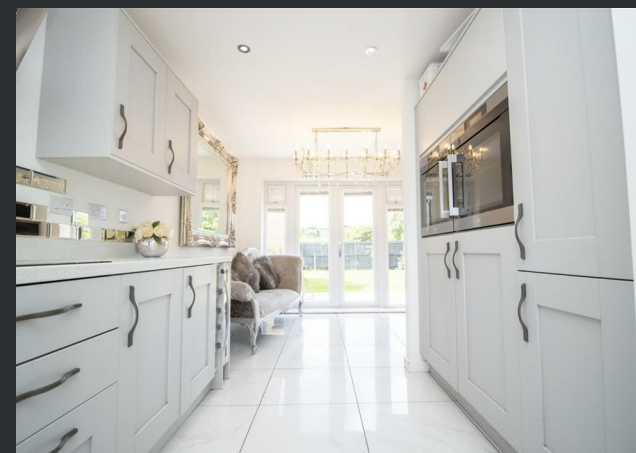
Signature North East welcomes you to this beautiful detached house located in Killingworth. With its spacious rooms, modern décor, and ample natural lighting, this property offers a comfortable and stylish living space. This property also benefits from nearby amenities, including schools, shops, making it an ideal location for families.

As you step inside, you'll be greeted by a welcoming hallway providing access to the living room, kitchen/diner, convenient downstairs w.c., a storage cupboard for your outdoor essentials, and the stairs to the first floor. Beginning with the living room, this space boasts generous space, modern décor, and ambient natural lighting. There's plenty of room to accommodate your desired furnishings, and patio doors open up to the back garden, allowing for seamless indoor-outdoor living. Moving to the kitchen/dining room, The sleek grey kitchen offers ample storage space and clutter-free cooking. It features integrated appliances, including an oven, and enjoys an abundance of natural light. The dining area comfortably accommodates a large dining table, providing the perfect setting for entertaining guests. Like the living room, this space also has patio doors leading to the back garden.

The first floor hosts four bedrooms, the spacious master bedroom easily accommodates a double bed, storage units, and other desired furnishings. It also features an en suite fitted with a shower, sink, and w.c. bedroom two contains ample space and an abundance of natural light, this bedroom comfortably fits a single bed and offers a pleasant atmosphere. Bedroom three offers plenty of space and can easily accommodate a double bed, making it an excellent guest room or a comfortable space for a child. The fourth bedroom provides a versatile space, perfect for a home office, dressing room, or nursery. It boasts lots of ambient natural lighting and modern décor. Lastly the tastefully decorated bathroom features a bath, sink and w.c.

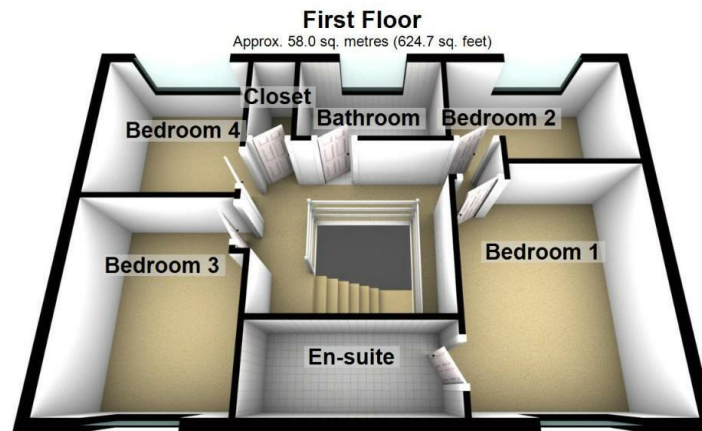
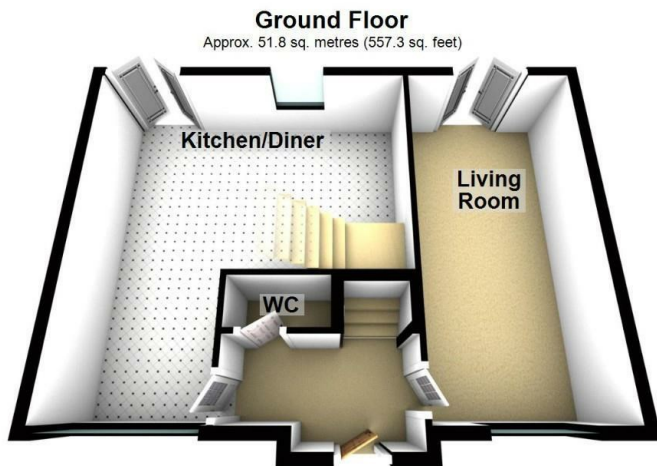
The front garden offers a long driveway, a brief front lawn, and two parking spaces just outside the house, ensuring convenient parking arrangements. The spacious back garden provides ample room for garden furniture, entertaining guests, and creating beautiful memories. The patio area is perfect for relaxing on your garden furniture, allowing you to enjoy the outdoors in style.

This home has 4.5 years remaining on its new home warranty.



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

# PROPERTY FLOORPLAN



Total area: approx. 109.8 sq. metres (1182.0 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  
20'3" x 9'9"

Kitchen/diner  
12'6" x 18'11"

Bedroom 1  
13'1" x 10'5"

En suite  
10'5" x 3'11"

Bedroom 2  
10'5" x 7'4"


Bedroom 3  
11'1" x 9'1"

Bedroom 4  
8'10" x 8'4"

closet  
2'6" x 5'10"

Bathroom  
8'5" x 5'1"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	









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