

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Heathfield, Newcastle Upon Tyne NE27 0BP



# Heathfield, Newcastle Upon Tyne NE27 0BP

**Offers Over £255,000**

Signature North East is delighted to welcome this charming three-bedroom home to the sales market, located on Heathfield in West Allotment. The surrounding area enjoys a prime location with a variety of useful amenities, including shops, schools, parks, and excellent transport access via Northumberland Park Metro Station and the A19.

Upon entering the home, you are greeted by an entrance hallway with convenient built-in storage space. From there, you have access to the ground floor W.C. and the kitchen/dining room. The dining room is a spacious area with a modern tiled floor, creating a well-finished appearance. There is ample space for a large family dining table, and French doors open to the rear garden. An open archway seamlessly connects the dining room to the kitchen, creating an open-plan feel. The kitchen is tastefully decorated with sleek wooden-effect wall and base units, complemented by high-quality worktops for maximum storage and functionality.

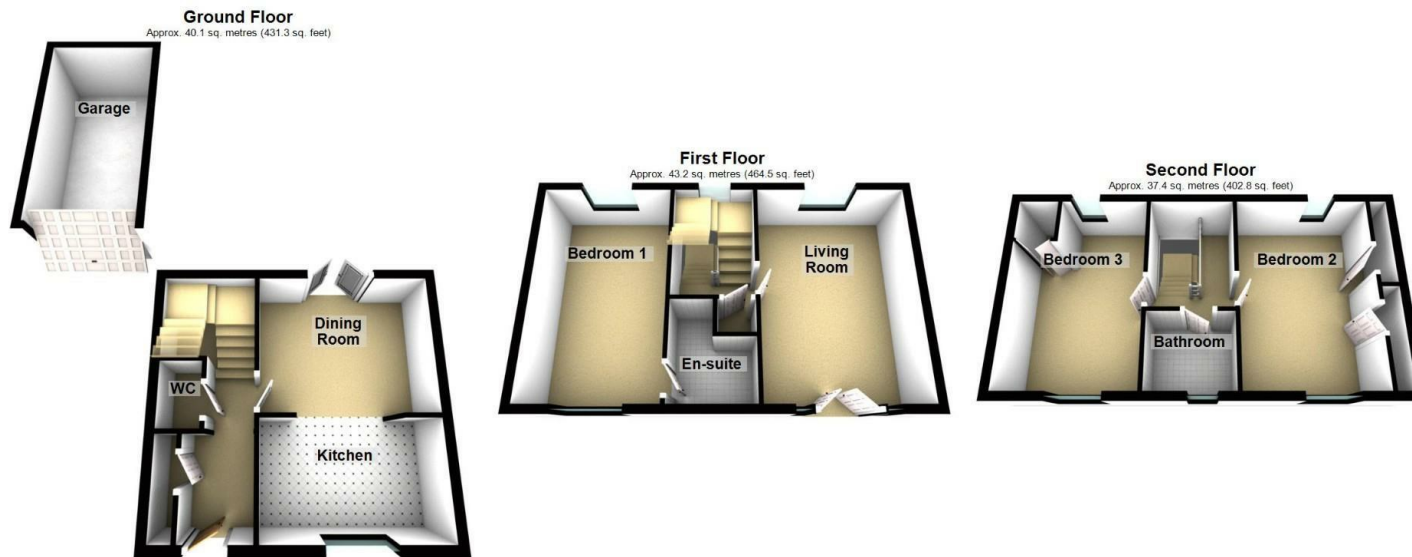
Moving up to the first floor, a hallway provides access to the living room and the first bedroom. The living room offers generous space for desired furnishings and features a stylish Juliette balcony that provides the room with lots of natural light. The first-floor bedroom is well-sized, accommodating a double bed. Additionally, this bedroom benefits from an ensuite bathroom equipped with a shower, W.C., and sink. On the second floor, you'll find the remaining bedrooms and a bathroom. The remaining bedrooms are equally well-sized with ample space for double beds. Both bedrooms offer built-in wardrobe space for additional storage. The bathroom is equipped with a bath, a W.C., and a sink.

To the rear of the property, there is a spacious fenced lush lawn area with a border of mature plants and shrubbery. Additionally, there is a paved patio area that could serve as the perfect space for outdoor furniture and relaxation. At the front of the property, a lawn area enhances the overall curb appeal and access to a driveway. This property also benefits from a single garage.



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

# PROPERTY FLOORPLAN



Total area: approx. 120.6 sq. metres (1298.6 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:

Dining Room  
11'5" x 8'11"

Kitchen  
11'5" x 7'1"

WC  
4'2" x 2'9"

Living Room  
16'4" x 11'7"

Bedroom One  
16'4" x 9'10"


En Suite  
7'3" x 6'2"

Bedroom Two  
14'3" x 9'10"

Bedroom Three  
14'3" x 9'9"

Bathroom  
6'3" x 5'6"

## 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>	75	86
(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 	









More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News