

SIGNATURE

NORTH EAST

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📍 Heathfield, Newcastle Upon Tyne NE27 0BP

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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.

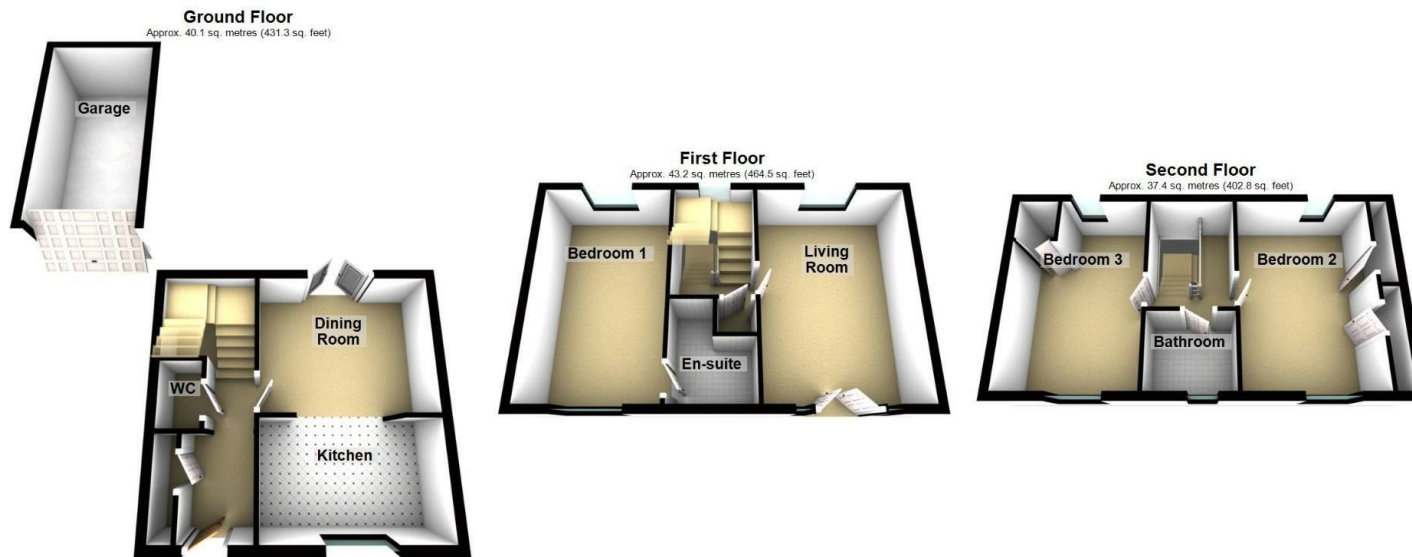
Upon entering the home, you are greeted by an entrance hallway with convenient built-in storage space. From there, you have access to the ground floor W.C. and the kitchen/dining room. The dining room is a spacious area with a modern tiled floor, creating a well-finished appearance. There is ample space 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.



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) A		
(81-91) B		
(69-80) C	75	86
(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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