

SIGNATURE

NORTH EAST

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 Houston Court, Newcastle Upon Tyne NE4 6JB

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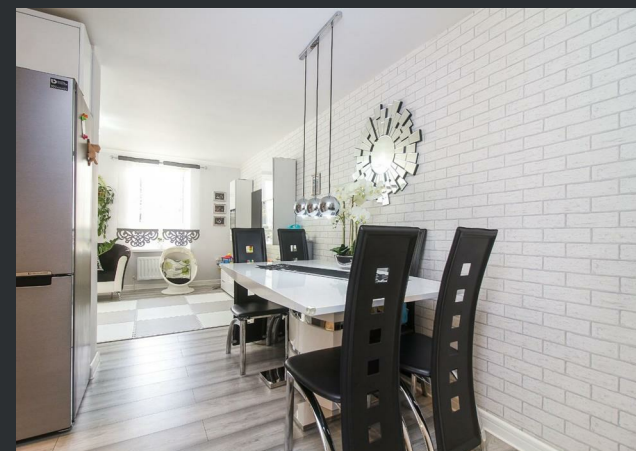
Offers Over £118,000

Signature North East are pleased to present this two bedroom flat to the market. Located in Newcastle, this home is ideally located for those wishing to live close to Newcastle. You're close to an abundance of amenities, including shops, restaurants, schools, and the picturesque Quayside. If you need to travel you couldn't be better positioned, close to Newcastle Central Station, Metros, Bus Stations and major roads.

Step into this property, that seamlessly blends modern comfort with open-plan living. The journey begins in the heart of the home, the large, bright, and modern Living/Dining Room. Flooded with natural light, this expansive space offers the perfect canvas for your preferred furnishings, creating a relaxing atmosphere. Continuing the exploration, the Kitchen awaits—a modern and practical space designed for both convenience and style. Bright and well-appointed, it features a thoughtful layout and modern amenities, making it a delightful space for cooking in.

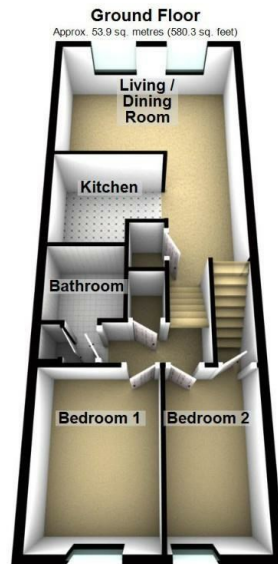
Move up the small set of stairs and you'll discover bedroom which is a double and provides ample space for relaxation. Bedroom two is a bright and adaptable single room, perfect for use as a study or office. The Bathroom is a luxurious retreat, offering a bath, overhead shower, WC, and basin. This modern sanctuary is designed for both relaxation and practicality.

Venturing outdoors, a shared yard provides a retreat for outdoor living, a perfect space to unwind and enjoy fresh air.



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

PROPERTY FLOORPLAN



Total area: approx. 53.9 sq. metres (580.3 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
20'1" x 14'11"


Kitchen
8'8" x 7'8"

Bedroom One
11'2" x 8'3"

Bedroom Two
11'2" x 6'3"

Bathroom
6'11" x 5'8"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





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