


# SIGNATURE

## NORTH EAST

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 Grove Park Crescent, Newcastle Upon Tyne NE3 1BP

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**Asking Price**  
**£630,000**

Signature North East is delighted to present this exceptional four-bedroom, three-storey townhouse in the heart of Gosforth. Boasting an enviable location, this property offers convenient access to South Gosforth Metro station, local shops and restaurants, and Newcastle city centre, making it ideal for families seeking a dynamic and well-connected lifestyle.

Upon entering this charming property, a central hallway warmly welcomes you, granting access to the main ground-floor living areas and a conveniently positioned WC. Step into the heart of the home: the open-plan kitchen and dining room. Ample storage awaits, courtesy of shaker-style wall and base units. Modern convenience thrives with fully integrated appliances including a dishwasher, microwave, oven, and fridge-freezer.

Move across to the dining area, offering generous space for a family dining table. This seamless transition leads to the extended sunroom, where natural light floods through skylights and bi-fold doors opening onto the rear garden. This versatile space provides the perfect environment to unwind and enjoy garden views. Completing the ground floor is a conveniently located utility room.

Ascend to the first floor, where a light-filled living room awaits. Illuminated by two elegant French doors opening onto a balcony, this spacious haven offers ample room for diverse furniture arrangements. Adjacent lies a generous bedroom, comfortably accommodating a double bed and additional furnishings. This inviting retreat boasts fitted wardrobes and a well-appointed ensuite featuring a walk-in shower, hand basin, and WC.

Traverse to the second floor, where three generously proportioned bedrooms await. Two effortlessly accommodate double beds and seamlessly integrate your furnishings of choice. The versatile single bedroom adapts to your individual needs, offering a flexible canvas for creativity. One bedroom enjoys the luxury of a well-appointed ensuite featuring a walk-in shower, hand basin, and WC.

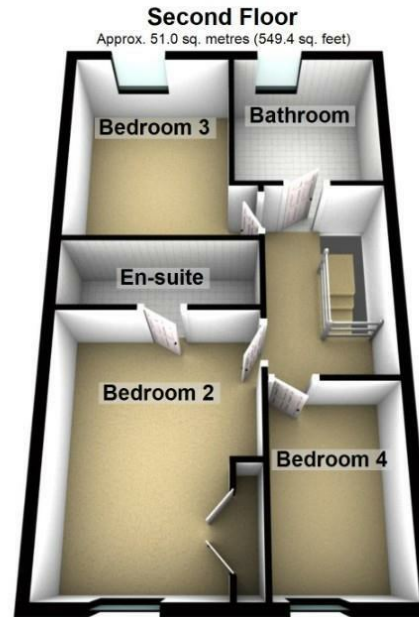
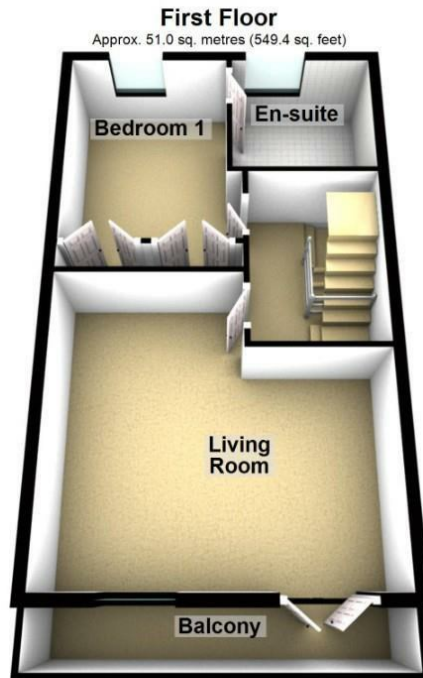
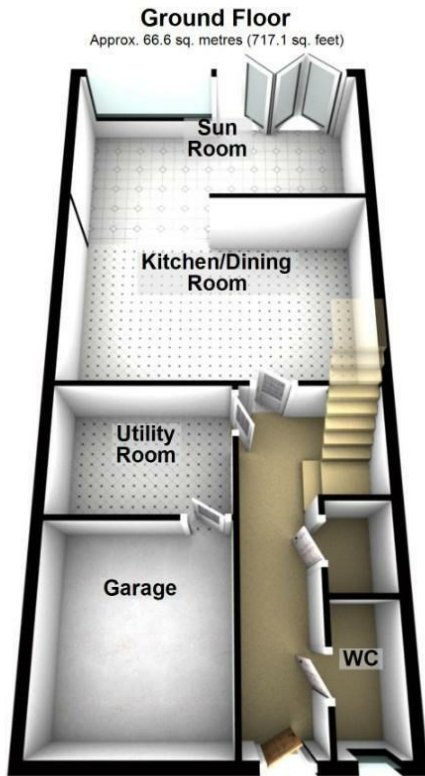
Completing the second floor is a stylish bathroom equipped with a relaxing bathtub, hand basin, and WC.

Beyond the property, a charming rear garden unfolds, offering a tranquil haven for relaxation and outdoor enjoyment. Lush green lawns provide a soft touch underfoot, while a generously sized paved patio creates the perfect setting for al fresco dining and entertaining. Off-street parking convenience arrives courtesy of a driveway, complemented by a dedicated garage for convenient storage.



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

# PROPERTY FLOORPLAN



Total area: approx. 168.7 sq. metres (1815.9 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  
17'10" x 16'4"

Kitchen / Dining Room  
19'5" x 11'10"

Sun Room  
17'10" x 9'0"

Utility Room  
9'8" x 7'0"

WC  
7'1" x 3'5"

Bedroom One  
12'2" x 10'10"

En Suite  
8'3" x 7'6"

Bedroom Two  
14'4" x 10'9"

En Suite  
10'9" x 3'9"

Bedroom Three  
12'4" x 11'10"

Bedroom Four  
10'6" x 6'9"

Bathroom  
8'4" x 8'4"

## 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>	76	85
(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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