

SIGNATURE

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 Ridley Gardens, Newcastle Upon Tyne NE27 0FR

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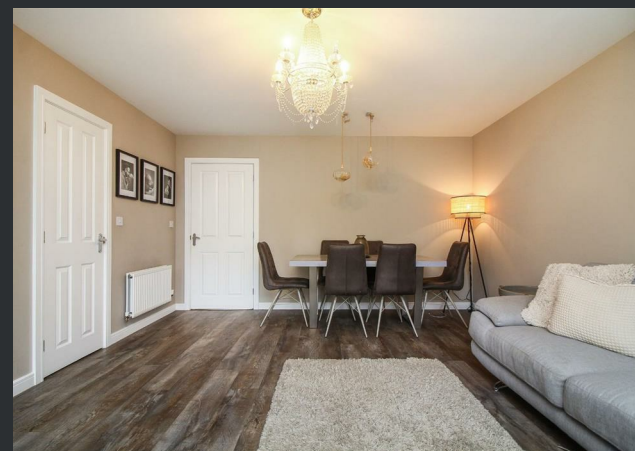
Offers Over £239,950

Signature North East is proud to present this exceptional 3-bedroom, end-terraced home located in the heart of Shiremoor. Impeccably presented throughout, this property boasts proximity to excellent restaurants, schools, and a myriad of transportation links to both the coast and Newcastle city centre.

Step into this home you enter the central hallway, leading to a convenient W.C. The first glimpse of the open-plan living room/diner reveals a spacious layout, featuring French doors that open to the rear garden. With ample room for diverse furnishings and a dedicated media wall, this space is both versatile and inviting. The dining room easily accommodates a family dining table, seamlessly connected to the recently installed kitchen. The kitchen is equipped with attractive wall and base units, along with integrated appliances including a dishwasher, washing machine, oven, and hob.

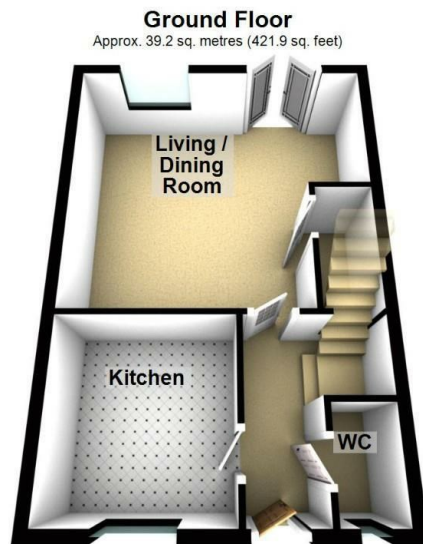
Venture to the first floor, where three generously sized bedrooms await. Two bedrooms easily accommodate double beds and additional furnishings, while the master bedroom boasts an ensuite with a walk-in shower, hand basin, and WC. The third bedroom offers a versatile space to suit your needs. Completing this level is a well-appointed bathroom featuring a bathtub, hand basin, and WC.

Externally, the rear of the home unfolds into an ample south west facing garden, that's not overlooked, with a laid lawn and paved patio areas, perfect for outdoor furniture and plants. The property ensures convenience with off-street parking provided by a driveway. Don't miss the opportunity to call this stunning residence home; contact Signature North East to arrange your viewing today!



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

PROPERTY FLOORPLAN



Total area: approx. 78.9 sq. metres (849.4 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
15'1" x 16'8"

Kitchen
9'9" x 9'1"

WC
5'5" x 3'1"

Bedroom One
12'0" x 9'9"


Bedroom Two
9'9" x 9'0"

Bedroom Three
7'11" x 6'7"

Bathroom
6'7" x 6'0"

En Suite
7'5" x 3'10"

Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | 80 | |
| (69-80) C | | |
| (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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