

SIGNATURE

NORTH EAST

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📍 Woodhorn Gardens, Newcastle Upon Tyne NE13 6AG

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Offers Over £240,000

Signature North East, are proud to welcome this fantastic home to the market, nestled in the heart of Wideopen, is this exquisite 3-bedroom semi-detached home. Meticulously renovated and extended, it boasts a blend of modern enhancements while preserving it's original features. Positioned perfectly in a quiet cul-de-sac, the property is well positioned within close proximity to local schools and amenities

Step through the entrance to a generous porch, leading to a bright central hallway. The large open-plan living dining room features a beautiful bay window and offers ample space for your desired furnishings. Flowing seamlessly, the dining room leads to an elegant conservatory with direct access to the rear garden, perfect for family gatherings. The newly fitted kitchen, adorned with shaker-style wall and base units, comes complete with integrated appliances and adjoins a utility room, providing access to the rear garden.

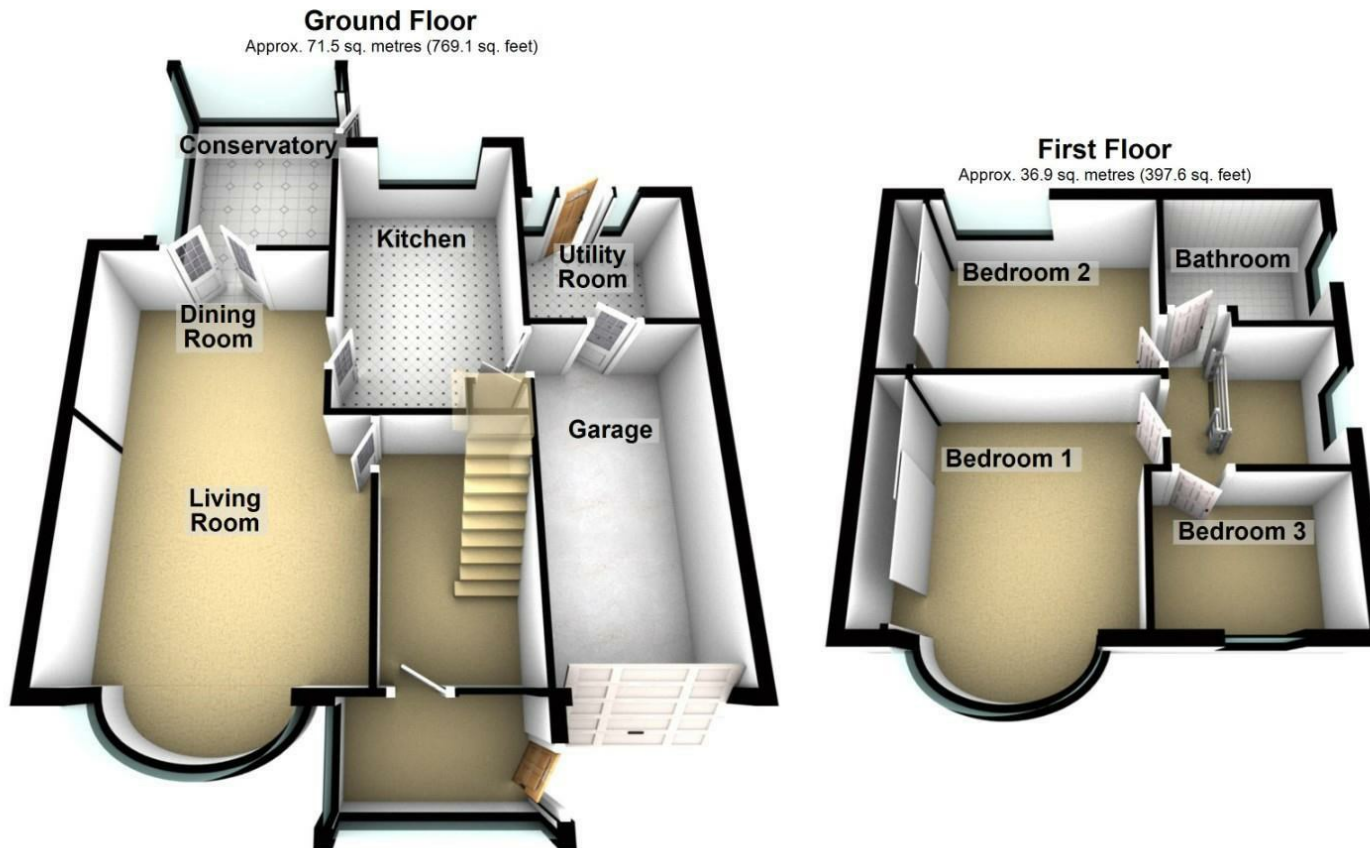
The first floor comprises of three generously sized bedrooms. Two of these bedrooms are equipped with sliding door wardrobes, offering ample storage. A well-appointed bathroom with plenty storage comprises of a bathtub with shower over, vanity with sink, and W.C.

Externally, this home delights with a generous south-facing rear garden, adorned with a lush lawn and a charming paved patio area, ideal for outdoor entertaining. Off-street parking is available for two cars via a garage and driveway, ensuring both security and convenience for residents.



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

PROPERTY FLOORPLAN



Total area: approx. 108.4 sq. metres (1166.7 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
13'0" x 11'3"

Dining Room
10'11" x 8'0"

Kitchen
14'2" x 8'8"

Conservatory
10'10" x 8'2"

Utility Room
7'9" x 6'7"

Bedroom One
12'2" x 10'11"

Bedroom Two
12'2" x 8'8"

Bedroom Three
8'1" x 6'3"

Bathroom
7'4" x 6'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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