

# SIGNATURE

## NORTH EAST

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 East View, Newcastle Upon Tyne NE13 6EE



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## Offers Over £300,000

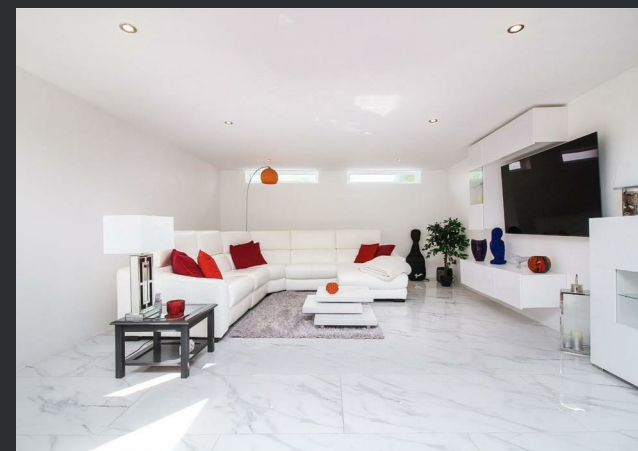
Signature North East proudly presents this exceptional property to the market, located in the sought-after area of Wideopen. This splendid 3-bedroom end terraced house boasts generous room sizes, making it an ideal family home. Its prime location offers convenient access to the A1 and A19, providing excellent transport links. You can easily catch buses directly to Newcastle city centre from the area. The property is in close proximity to Gosforth high street and has great road links to the coast. Families will find it particularly appealing, with the well-established North Gosforth Academy less than 5 minutes away by car.

As you enter the porch, you step into a large living and dining room that provides ample space for your desired furnishings. The room is bright, thanks to a large window that allows natural light to flood in. The living room seamlessly leads through to the kitchen, which offers a plethora of space with attractive wall and base units complemented by sleek countertops. From here, you can access the office, which leads to the rear yard and a large, modern sitting room. Additionally, there is a convenient shower room located downstairs by the kitchen.

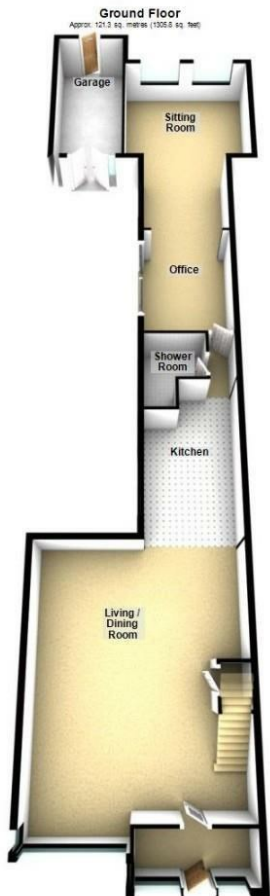
Continuing your journey to the first floor, you will discover two generously sized bedrooms, both capable of accommodating double beds and providing ample storage solutions. Bedroom 2 includes fitted wardrobes. Completing this floor is the bathroom, featuring a bathtub, hand basin, and W.C. As you ascend to the second floor, you will find the large master bedroom, which boasts an ensuite with a free-standing bath.

Externally, this home offers a yard area with a spacious patio and a hot tub, perfect for relaxing in the sun. At the rear of the garden, there is a garage providing excellent storage solutions. For parking, there is a remote-controlled gated off-street parking spot at the rear of the property.

This delightful home is a must-see for families looking for comfort, space, and convenience in a fantastic location.



# PROPERTY FLOORPLAN



Total area: approx. 189.3 sq. metres (2037.9 sq. feet)  
Please be advised the floorplans are not drawn to scale and are to be used as a guide only. The floorplans are not to scale and are to be used as a guide only. The floorplans are not to scale and are to be used as a guide only. The floorplans are not to scale and are to be used as a guide only.

## Measurements:

Living / Dining Room  
25'10" x 19'10"

Kitchen  
16'1" x 9'5"

Office  
12'5" x 9'5"

Sitting Room  
23'9" x 14'7"

Shower Room  
8'2" x 6'4"

Garage  
17'7" x 7'10"

Bedroom 2  
13'2" x 12'1"

Bedroom 3  
10'5" x 13'5"

Bathroom  
7'3" x 7'7"

Bedroom 1  
14'2" x 13'4"

En-suite  
14'2" x 4'3"









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