


SIGNATURE

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 Coppice Place, Newcastle Upon Tyne NE12 9DA

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£265,000

Signature North East is delighted to introduce this semi-detached house in the sought-after area of Coppice Place, Newcastle Upon Tyne. This property offers access to a wide range of amenities, including natural attractions, cultural venues, recreational facilities, and essential services. The location is also notable for its quality educational options, with several schools rated Outstanding by Ofsted. The area is well-connected, with major roads providing easy access to Newcastle city centre and beyond.

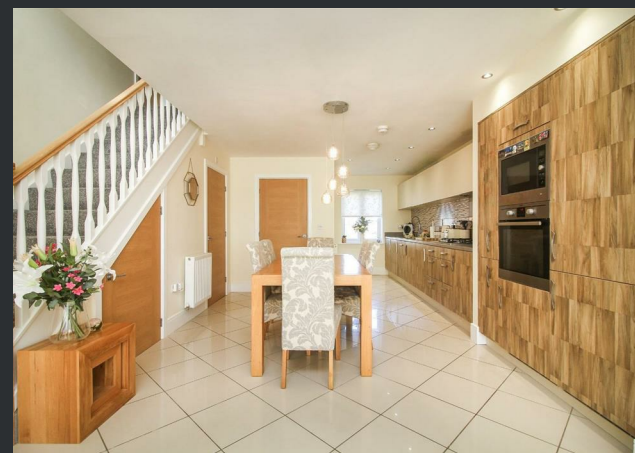
Upon entering the house, the ample hallway leads to the open-plan kitchen/dining area and the family room. The family room features bifold doors to the back garden, creating a seamless blend of indoor and outdoor spaces. The sleek and modern kitchen offers plenty of wall and base units and includes a dishwasher, fridge freezer, gas oven, and microwave. The adjacent dining area is perfect for both formal and informal meals, while the living room is ideal for entertaining and keeping an eye on the kids. This floor is completed by a utility room and a WC for added convenience.

On the first floor, three well-appointed bedrooms await, with newly laid carpets adding comfort. The master bedroom features a fitted wardrobe and a three-piece en-suite with a walk-in shower. The second bedroom is a spacious double room, and the third bedroom, currently used as an office, offers versatility. The family bathroom, a three-piece suite with a bathtub and shower, serves the two additional bedrooms.

Outside, the south-facing back garden features a patio area, grass, and flower borders, providing a pleasant outdoor space. For parking, the single garage offers additional storage or a parking area, complemented by a single drive with an electric charging point for electric vehicles.

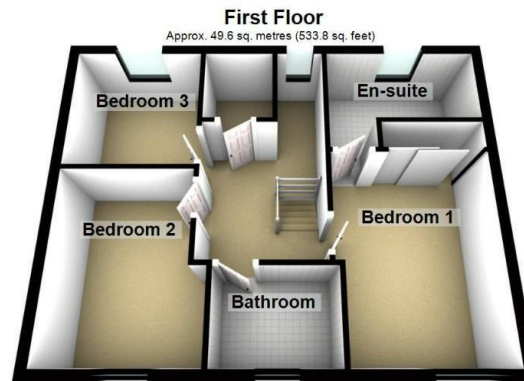
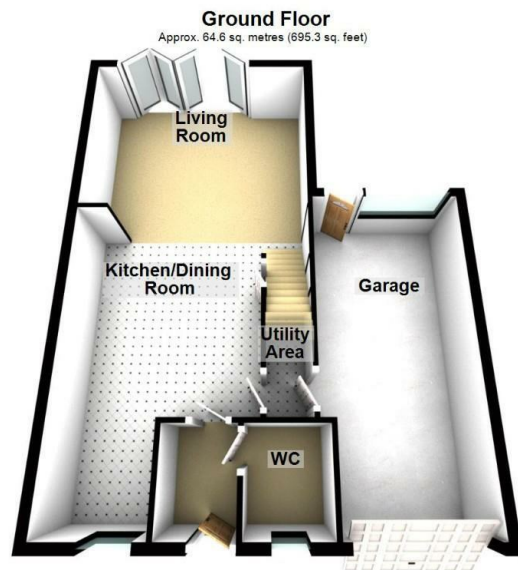
Whether you're looking for a new family home or a place to start your property journey this home offers an amazing opportunity, call Signature North East today to book your viewing .

Whether you're looking for a new family home or a place to start your property journey, this semi-detached house offers a fantastic opportunity to create a warm and welcoming space to call your own. Don't miss out on the chance to make this house your home in the vibrant city of Newcastle Upon Tyne.



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

PROPERTY FLOORPLAN



Total area: approx. 114.2 sq. metres (1229.1 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
15'4" x 11'7"

Kitchen / Dining Room
19'10" x 15'4"

Utility Area
7'6" x 2'9"

WC
6'0" x 4'11"

Bedroom One
12'8" x 10'4"

En Suite
10'1" x 6'11"

Bedroom Two
11'6" x 9'1"

Bedroom Three
8'2" x 8'2"

Bathroom
7'2" x 5'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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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