


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Hartside Crescent, Newcastle Upon Tyne NE27 0SD

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£189,950

Signature North East is delighted to welcome to the market this charming 3-bedroom semi-detached property, ideally situated on the outskirts of Backworth. This wonderful home boasts a prime location with generously sized rooms and close proximity to the beautiful coast. The new Northumberland Park Metro Station development provides excellent access to Newcastle city centre. Families will appreciate the numerous nearby schools, including Backworth Park Primary School. Additionally, the property benefits from brilliant road network links, with the A19 less than a 5-minute drive away, and local amenities just a short drive to Northumberland Retail Park.

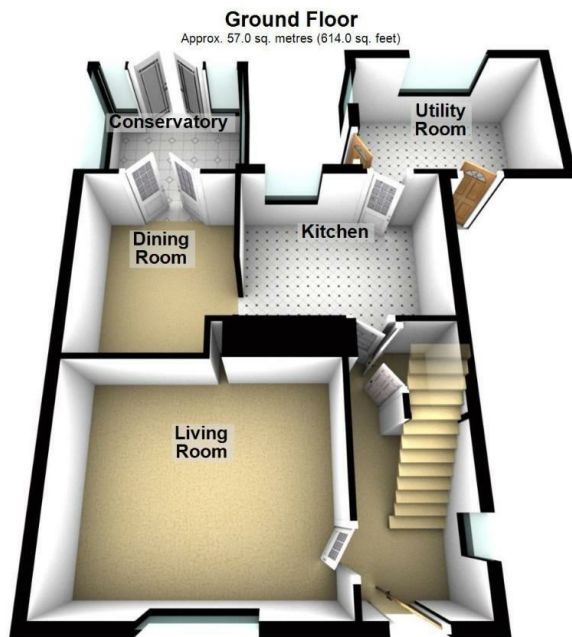
Upon entering, you are greeted by a central hallway leading to a spacious living room, perfect for any desired furnishings, and enhanced by a large, bright window. The kitchen offers ample space with attractive wall and base units, complemented by sleek countertops, and features integrated appliances including a range cooker and fridge. Adjacent to the kitchen is a separate dining room with a beautiful open entryway, creating an ideal open-plan dining environment for entertaining. The dining room extends into a lovely conservatory, flooded with natural light, and providing a quiet spot to enjoy a beautiful day. From here, you can access the rear garden through elegant French doors. The property also has planning permission for a single-storey extension to the side of the conservatory. Completing the downstairs is a large utility room next to the kitchen, offering additional convenience and garden access.

Continuing to the first floor, you will find three generously sized bedrooms. Bedrooms 1 and 2 can easily accommodate a double bed along with other furnishings, while bedroom 3 offers versatile options as a home office or children's bedroom. The first floor also includes a bathroom, featuring a shower, hand basin, and W.C.

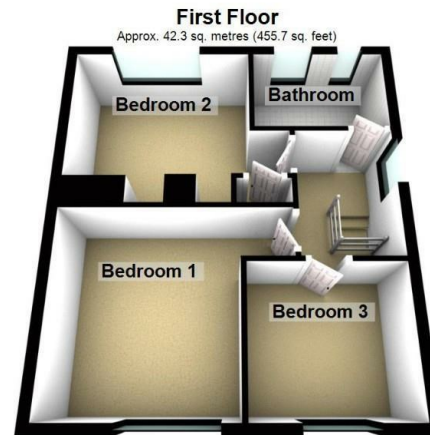


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Ground Floor
Approx. 57.0 sq. metres (614.0 sq. feet)



First Floor
Approx. 42.3 sq. metres (455.7 sq. feet)

Total area: approx. 99.4 sq. metres (1069.7 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
14'0" x 11'8"

Dining Room
10'7" x 8'6"

Kitchen
11'2" x 8'7"

Utility Room
11'5" x 8'1"

Conservatory
8'6" x 7'1"


Bedroom One
13'9" x 11'8"

Bedroom Two
11'3" x 8'9"

Bedroom Three
9'0" x 8'5"

Bathroom
8'5" x 5'5"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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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