

SIGNATURE

NORTH EAST

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 Francis Way, Newcastle Upon Tyne NE27 0HT

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£339,950

Signature North East proudly presents this exquisite 4-bedroom detached property in the desirable area of Holystone, offering a seamless blend of comfort and convenience. With excellent transport links nearby, including easy access to the A19, A1, and Coast Road, and within walking distance to Palmersville Metro Station, commuting to Newcastle City Centre is effortless. Outdoor enthusiasts will appreciate the proximity to the beautiful Rising Sun Country Park. Families will find this location ideal, with numerous schools such as Holystone Primary School and Hadrian Park Primary School close by. Additionally, the property is surrounded by a wealth of amenities, including supermarkets, shops, and local entertainment options.

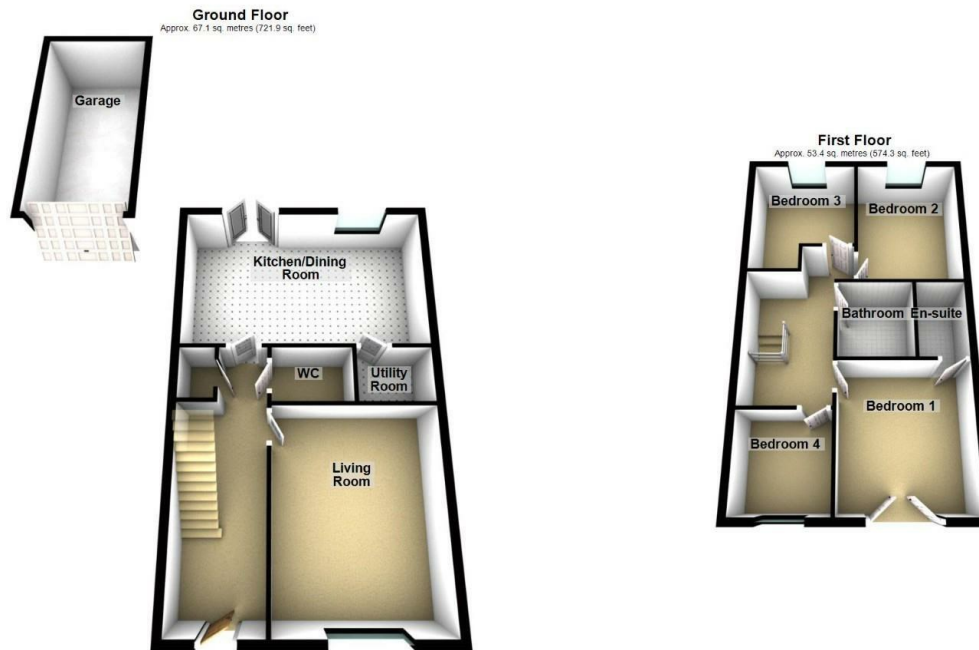
As you enter through the central hallway, you will find a convenient W.C. The first step leads you to the spacious living room, which boasts ample space for desired furnishings and is brightened by a large window. The open-plan kitchen and dining area provide a plethora of space, featuring attractive wall and base units complemented by sleek countertops. This area can easily accommodate a dining table, making it perfect for entertaining. Elegant French doors offer access to the rear garden. The kitchen is equipped with integrated appliances, including an oven, hob, and extractor fan. Adjacent to the kitchen is a convenient utility room.

On the first floor, you will discover four generously sized bedrooms. Bedrooms 1 and 2 can both comfortably accommodate a double bed along with additional furnishings. Bedroom 1 is complete with an ensuite featuring a shower, W.C., and hand basin, as well as a Juliette balcony that floods the room with natural light. Bedrooms 3 and 4 offer versatile options, suitable as home offices, dressing rooms, or children's bedrooms. The floor is completed by a family bathroom featuring a bath and shower combination, hand basin, and W.C.



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

PROPERTY FLOORPLAN



Total area: approx. 120.4 sq. metres (1296.2 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
14'8" x 11'9"
- Kitchen / Dining Room
18'7" x 10'11"
- Utility Room
5'7" x 4'0"
- WC
5'11" x 4'0"
- Bedroom One
11'9" x 10'9"
- En Suite
6'5" x 4'0"
- Bedroom Two
11'8" x 9'2"
- Bedroom Three
10'8" x 9'2"
- Bedroom Four
7'9" x 7'6"
- Bathroom
6'7" x 6'3"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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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