

# SIGNATURE

## NORTH EAST

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 Countess Way, Newcastle Upon Tyne NE27 0FN



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£229,000

Signature North East is pleased to introduce this immaculately presented three-bedroom terraced house to the sales market, located in the sought-after residential area of Shiremoor on Countess Way. This charming home showcases attractive decor and generously proportioned rooms, ensuring a comfortable living experience. The surrounding area provides a range of convenient amenities, including shops, eateries, excellent road and transport connections, and reputable schools, making it an ideal choice for potential families seeking their perfect home.

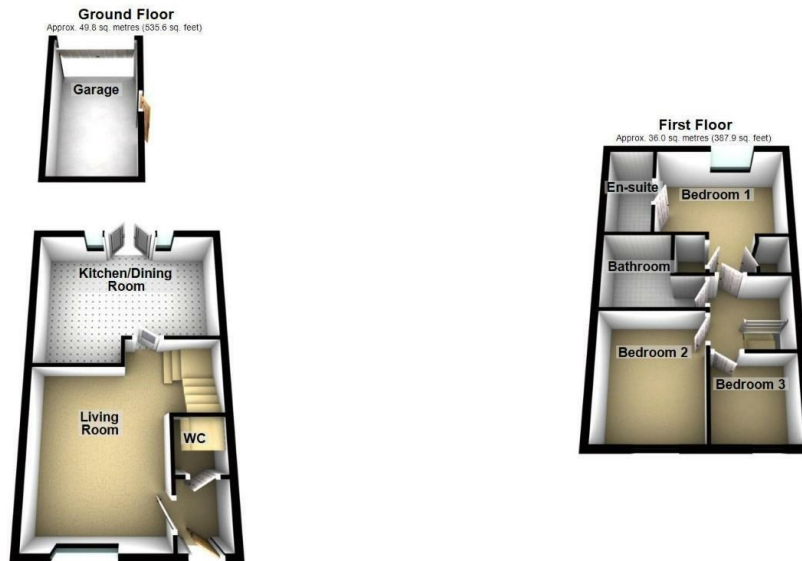
As you step into the home, you are greeted by a welcoming entrance hallway that grants access to the main rooms on the ground floor, as well as a convenient downstairs w.c. Upon entering the living room, you will find an abundance of space to accommodate your desired furnishings. Additionally, the living room features an open staircase that leads to the first floor. Continuing on, we have the kitchen/diner, a spacious area filled with natural light streaming through the patio doors and windows. This well-proportioned kitchen boasts sleek wall and base units, providing ample storage space for all your culinary needs. It is equipped with a range of integrated appliances, including a fridge, freezer, oven, and hob.

As you ascend to the first floor of the home, you will discover three bedrooms, two of which are spacious enough to accommodate a comfortable double bed and additional desired furnishings. The main bedroom stands out as a true highlight, offering the added luxury of an ensuite bathroom. This ensuite is equipped with a walk-in shower, a w.c., and a sink. The third bedroom offers space for a single bed but also has versatility to be used as a home office, study, or dressing room if desired.

At the rear of the property, you'll find a generously sized garden that offers a delightful combination of a lush lawn and two inviting patio areas. Furthermore, this home includes the added advantage of a detached garage.



# PROPERTY FLOORPLAN



Total area: approx. 85.8 sq. metres (923.5 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  
11'0" x 13'4"

Kitchen / Dining Room  
15'4" x 11'4"

Bedroom One  
11'3" x 11'8"

En-suite  
3'10" x 3'10"

Bedroom Two  
8'5" x 10'0"

Bedroom Three  
6'7" x 6'7"

Bathroom  
7'4" x 6'4"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









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