

# SIGNATURE

## NORTH EAST

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📍 Mayfield Road, Newcastle Upon Tyne NE3 4HE

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## Offers Over £450,000

Signature North East proudly presents this stunning four-bedroom terraced home in the sought-after area of Gosforth. Refurbished to an exceptional standard in 2023, this property is just a five-minute walk from Gosforth High Street, offering independent coffee shops, bars, and restaurants. Perfect for families, it's located near Gosforth Junior High Academy and Gosforth Academy. Transport links are excellent, with Regent Centre Metro Station a 10-minute walk, multiple bus routes nearby, and easy access to Newcastle City Centre by car.

Blending modern convenience with traditional charm, the home features restored fireplaces, original ceiling roses, coving, new cast iron radiators, and internal doors. Additional improvements include a full rewire, boarded loft, new roof, new windows, and refurbished floorboards. The property has been thoughtfully renovated while retaining its character.

Upon entering, the central hallway leads to a spacious living room with a large bay window, flooding the room with light. Adjacent is a separate dining room, ideal for entertaining. The stylish kitchen/diner features a breakfast bar, sleek storage units, and integrated appliances, including a fridge/freezer, dishwasher, washer, electric fan oven, microwave oven with grill, gas hob, and chimney extractor. From the kitchen, you can access the rear yard, perfect for outdoor relaxation.

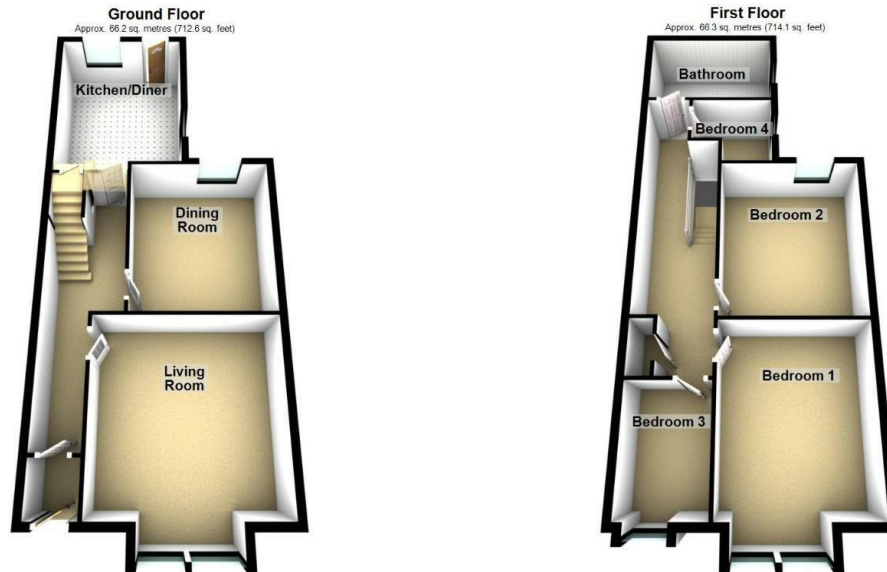
Upstairs, you will discover 4 bedrooms, bedrooms 1 and 2 comfortably fit double beds along with any additional furnishings, with bedroom 1 also showcasing a large bay window. Bedroom 3 is well-suited as a child's bedroom, while bedroom 4 offers a versatile space, currently used as a home office. A luxurious family bathroom completes this floor, featuring a freestanding bathtub, walk-in shower, hand basin, and W.C.

Externally, the property offers a charming rear yard, ideal for outdoor seating. On-street permit parking is available for residents and visitors.



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

# PROPERTY FLOORPLAN



Total area: approx. 132.5 sq. metres (1426.6 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  
14'7" x 14'7"

Dining Room  
13'6" x 11'10"

Kitchen / Diner  
14'7" x 11'3"

Bedroom One  
14'2" x 11'10"

Bedroom Two  
13'11" x 11'10"

Bedroom Three  
9'6" x 6'7"

Bedroom Four  
7'2" x 6'6"

Bathroom  
11'3" x 6'10"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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		
	65	76

England & Wales

EU Directive  
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