

SIGNATURE

NORTH EAST

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RICHARDSON
GARDENS

📍 Richardson Gardens, Newcastle Upon Tyne NE27 0FH

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Asking Price
£450,000

Signature North East invites you to Richardson Gardens, a delightful property in Shiremoor, Newcastle Upon Tyne, ideal for growing families. Located in an excellent area with convenient road networks for easy commuting, the property also benefits from proximity to local amenities, including various schools ensuring quality education. Nearby parks offer green spaces for recreation, while public transport options, including bus routes and metro stations, are easily accessible.

The house is thoughtfully designed, offering ample space for both relaxation and entertainment. The living room features a media wall and large windows that flood the space with natural light. At the heart of the home is the kitchen/dining area, ideal for hosting family and friends. The kitchen includes sleek worktops, an island for extra workspace, and integrated appliances such as a hob, double oven, and dishwasher. The dining area, with its French doors, offers direct access to the garden, seamlessly blending indoor and outdoor living. Completing the ground floor is a utility room and a convenient WC.

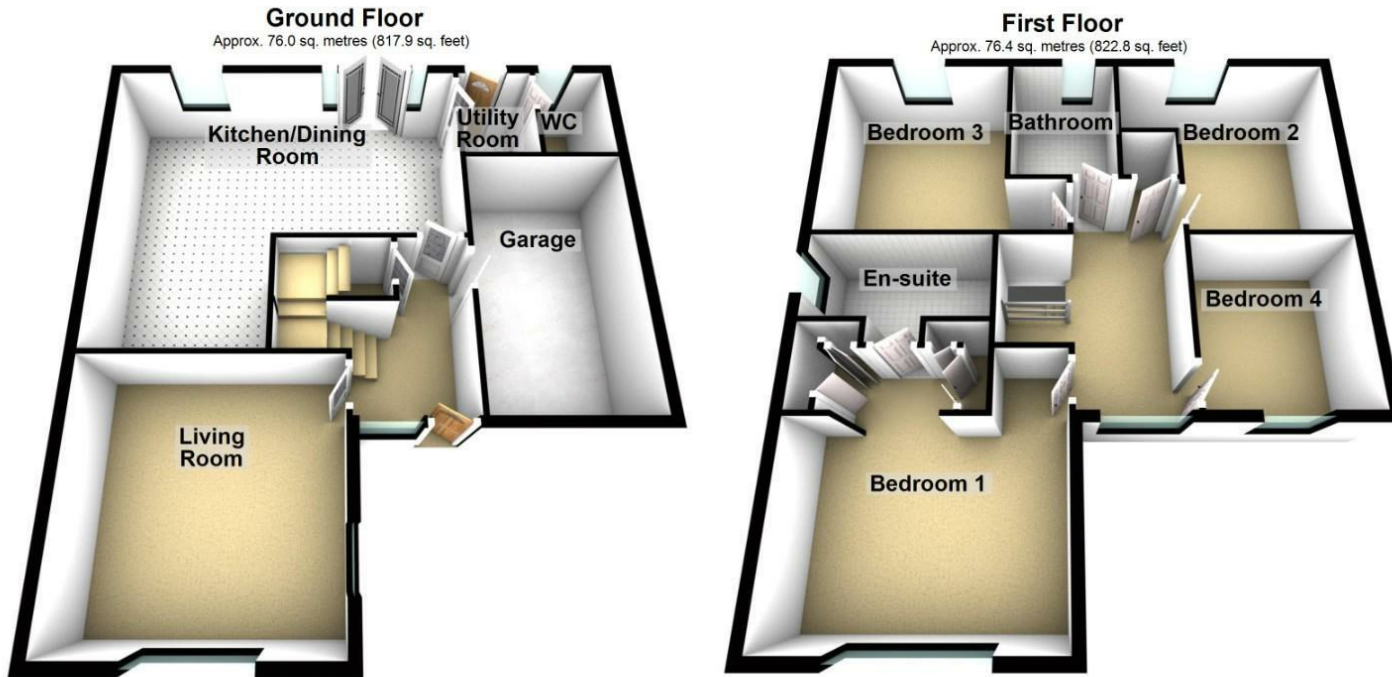
Upstairs, you'll find four well-proportioned double bedrooms. The master bedroom features fitted wardrobes and a modern en-suite with a walk-in shower. The family bathroom, serving the remaining bedrooms, ensures smooth morning routines for a busy household.

Outside, the private south-west-facing garden is ideal for relaxation and play. It boasts a patio, a well-maintained lawn, and a unique three-level wooden deck, perfect for outdoor activities. A single garage provides additional storage space or parking, while the double driveway accommodates up to three cars. An electric charging point is also available for added convenience.

Richardson Gardens is not just a house, it's a home where memories are made. Don't miss the opportunity to make this beautiful property your own. Book your viewing today.



PROPERTY FLOORPLAN



Total area: approx. 152.4 sq. metres (1640.7 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
14'2" x 13'11"

Kitchen / Dining Room
20'9" x 18'5"

Utility Room
6'0" x 4'5"

WC
6'0" x 4'2"

Bedroom One
14'2" x 13'11"

En Suite
10'1" x 6'4"

Bedroom Two
12'7" x 11'8"

Bedroom Three
14'2" x 11'8"

Bedroom Four
10'1" x 9'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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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