

SIGNATURE

NORTH EAST

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📍 St. Mary's Place, Newcastle Upon Tyne NE15 9BP

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Offers In The Region Of £139,950

Signature North East proudly presents this charming 3-bedroom semi-detached property located in Throckley, Newcastle Upon Tyne. Situated in a highly desirable area, this home benefits from excellent transport links, making commuting to the city centre and surrounding areas effortless. Major road routes such as the A69 are nearby, and the property is a mere 15-minute drive from Newcastle's vibrant shopping centres and entertainment options. Additionally, local shops, schools, and parks are within easy reach.

Upon entering, you are greeted by a spacious and bright living room with ample space for your desired furnishings, complemented by a large window that fills the room with natural light. Adjacent to the living room is the well-equipped kitchen, offering a range of base and wall units, generous countertop space, and integrated appliances, including a hob, oven, and extractor fan. The kitchen provides access to the rear garden and leads into the sitting room, a secondary reception area that boasts plenty of room for additional furnishings and benefits from abundant natural light.

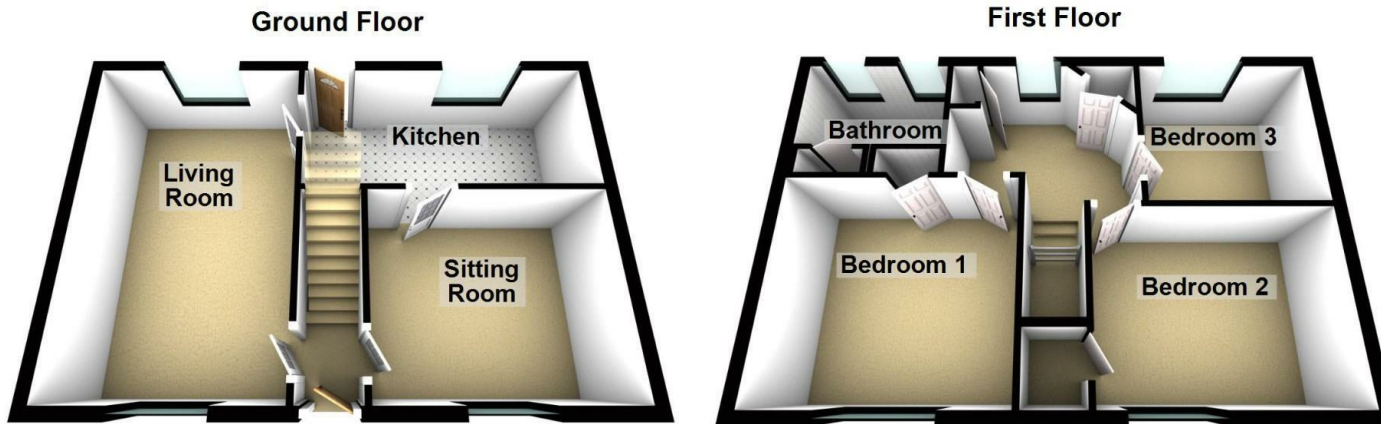
Upstairs, you will find three well-proportioned bedrooms. Bedrooms one and two can easily accommodate double beds and offer useful built-in storage cupboards. The third bedroom offers flexibility, ideal for use as a home office or a child's bedroom. The family bathroom, also on this floor, features a bath with an overhead shower, hand basin, W.C., and a handy storage cupboard. Additionally, the landing area offers two more storage cupboards for extra convenience.

Externally, the property benefits from a rear garden laid to lawn, perfect for family gatherings or relaxation, and a front garden with a driveway that comfortably accommodates one car. On-street parking is available, with no permit required.

This property represents an excellent opportunity for investors, currently achieving a rental income of £800 PCM.



PROPERTY FLOORPLAN



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
17'5" x 10'11"

Kitchen
15'3" x 6'11"

Sitting Room
12'0" x 10'0"


Bedroom One
11'8" x 10'11"

Bedroom Two
10'0" x 9'10"

Bedroom Three
9'1" x 7'4"

Bathroom
7'6" x 5'4"

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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