


SIGNATURE

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 Biscop Court, Newcastle Upon Tyne NE27 0HG

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Asking Price
£170,000

Signature North East welcomes you to Biscop Court, Holystone. This three-bedroom semi-detached house is situated in a vibrant new development in the charming town of Holystone, offering a perfect balance of natural beauty, community engagement, and modern conveniences. The property benefits from excellent public transport links and a well-connected road network, including the A19, which facilitates easy commuting by car. The scenic surroundings, characterised by lush greenery, provide numerous opportunities for outdoor activities, while the close proximity to urban areas makes this an appealing location for professionals. Additionally, the presence of reputable schools in the area caters to families, ensuring a supportive environment for children.

As you step inside this beautifully presented home, the spacious hallway leads you to the living room. This light-filled space is perfect for spending quality time with loved ones. Adjacent, the kitchen/dining area is perfect for both formal and casual meals, featuring a seamless flow between the two spaces that allows for effortless meal serving. The kitchen boasts an abundance of wall and base units, providing ample storage and counter space for meal preparation and is completed with fridge freezer, washing machine, oven and hob. A set of French doors opens to the back garden, creating a harmonious blend of indoor and outdoor spaces, perfect for entertaining. The ground floor is completed by a convenient WC.

On the first floor, you will find three well-appointed bedrooms. The principal room features an en-suite bathroom and two fitted wardrobes, overlooking the back garden for added privacy. Bedrooms two and three are located on the opposite side of the home, ensuring a more secluded setting for the principal room. The bathroom completes the first floor, serving the additional bedrooms.

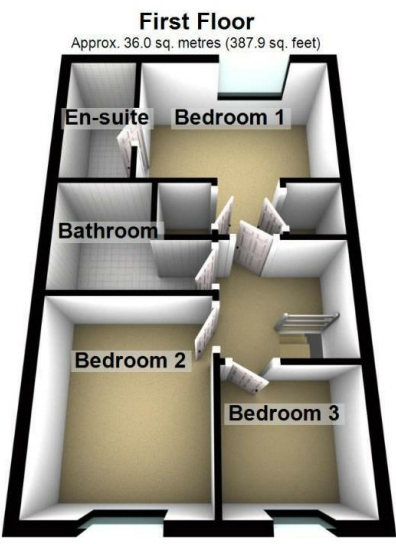
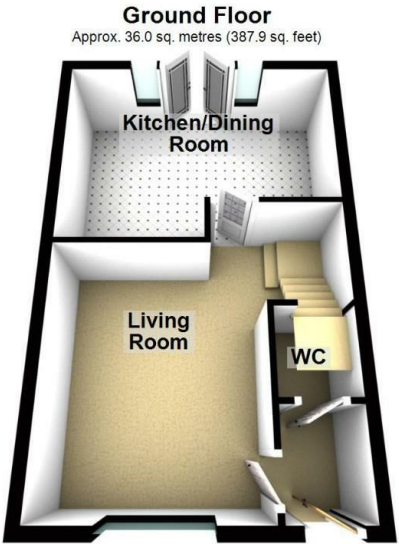
The back garden is a low-maintenance outdoor paradise, ideal for soaking up the sun. The patio area offers ample space for outdoor furniture, while the lush lawn creates a private haven for relaxation. The front garden features a lush green lawn that enhances the property's curb appeal. The double drive offers off-road parking options for convenient parking arrangements.

Section 106 Affordable Housing Scheme

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



PROPERTY FLOORPLAN



Total area: approx. 72.1 sq. metres (775.8 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
15'10" x 11'1"

Kitchen / Dining Room
15'5" x 11'3"


Bedroom One
11'5" x 11'3"

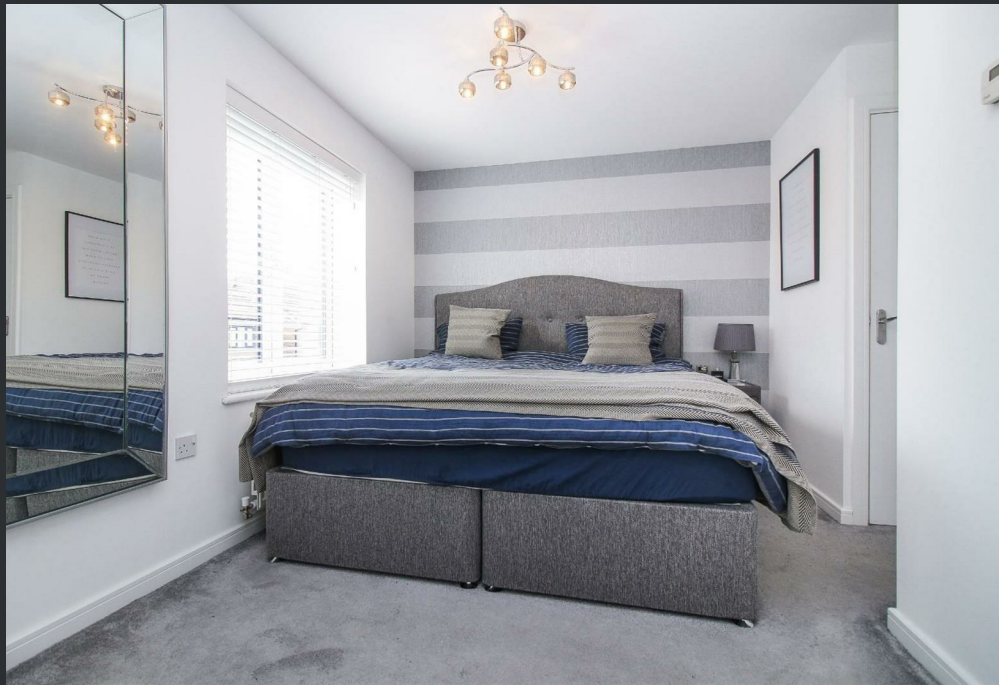
Bedroom Two
10'0" x 8'5"

Bedroom Three
6'8" x 6'8"

Bathroom
8'5" x 6'2"

En Suite
8'0" x 3'11"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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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