

# SIGNATURE

## NORTH EAST

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 Hartside Crescent, Newcastle Upon Tyne NE27 0SD



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**Asking Price**  
**£249,950**

Signature North East welcomes you to this delightful 3-bedroom semi-detached home located in the outskirts of Backworth. Situated in a fantastic location, this property boasts generous room sizes and is ideally positioned with easy access to local schools, Silverlink shopping centre and Cobalt business park. The nearby metro station offers convenient access to Newcastle city centre, and the beautiful Northumberland coastline which is alternatively just a 15-minute drive away, making it an ideal spot for families or commuters alike.

Upon entering the property, you are greeted by a central hallway which leads you into the spacious living room. This room offers plenty of space for furnishings, with a large window overlooking the well-kept front garden, creating bright and welcoming ambience. As you move through the living room, you'll come across bi-fold doors leading into the open-plan kitchen and dining area. The kitchen is a true highlight, offering a wealth of space with attractive wall and base units, complemented by sleek countertops and built-in lighting. Integrated appliances are included, and from the kitchen, you can access the rear garden via elegant French doors, perfect for alfresco dining. The ground floor also benefits from a convenient downstairs WC and two additional storage rooms.

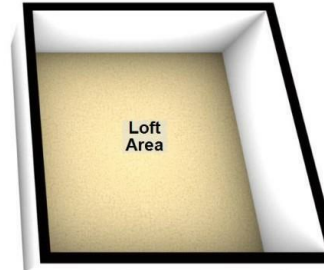
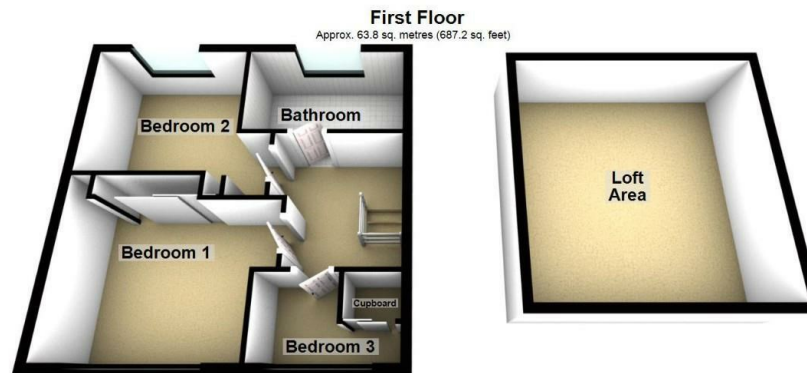
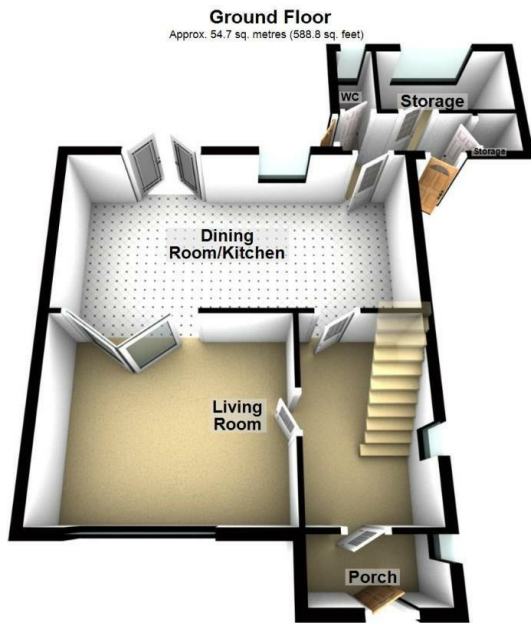
As you ascend to the first floor, you'll find two generously sized bedrooms, both of which can easily accommodate double beds and additional furnishings. There is also a single room with a convenient storage cupboard. Completing this floor is the family bathroom, featuring a bathtub, shower, hand basin, and W.C. The top floor boasts a large loft area which has two windows and is accessed by a drop down ladder, providing natural light and ample potential.

Externally, this home offers a large garden with a well-maintained lawn and a spacious patio area, ideal for outdoor furniture and entertaining. To the front, there is off-street parking available via the driveway. This property presents a fantastic opportunity for those looking for a spacious family home in a well-connected location.



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

# PROPERTY FLOORPLAN



Total area: approx. 118.5 sq. metres (1276.0 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  
13'11" x 11'6"

Kitchen/Dining Room  
20'2" x 10'4"

Porch  
3'8" x 7'1"

WC  
2'4" x 4'9"

Storage  
8'9" x 5'0"

Bedroom One  
11'7" x 10'6"

Bedroom Two  
8'7" x 11'3"

Bedroom Three  
8'5" x 9'3"

Bathroom  
8'5" x 5'2"

Loft Area  
16'11" x 16'4"









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