

SIGNATURE

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📍 Viscount Close, Newcastle Upon Tyne NE27 0FP

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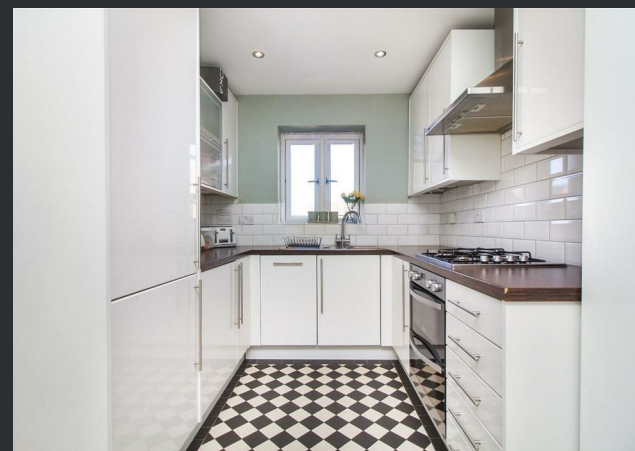
Offers Over £235,950

Signature North East welcomes you to Viscount Close, Shiremoor, a beautifully presented three-bedroom terraced home nestled in a thriving and contemporary residential area. Surrounded by modern new-build estates, this property offers a fresh and stylish living environment. Its prime location provides easy access to major road networks, including the A19 and A1058, making it ideal for commuters. Families will appreciate the proximity to reputable schools, parks, and green spaces, while the nearby coastline adds to the property's appeal.

Spanning three levels, this home is thoughtfully designed for modern living. Upon entering, the hallway leads you to the ground floor accommodation. The kitchen/dining room is well-equipped with a range of wall and base units, providing ample storage and workspace. Integrated appliances, including a fridge/freezer, dishwasher, and washing machine, enhance convenience. The dining area is perfect for both casual meals and formal gatherings. The living room is a welcoming space with French doors opening to the rear garden, seamlessly connecting indoor and outdoor living. A ground floor WC completes this level.

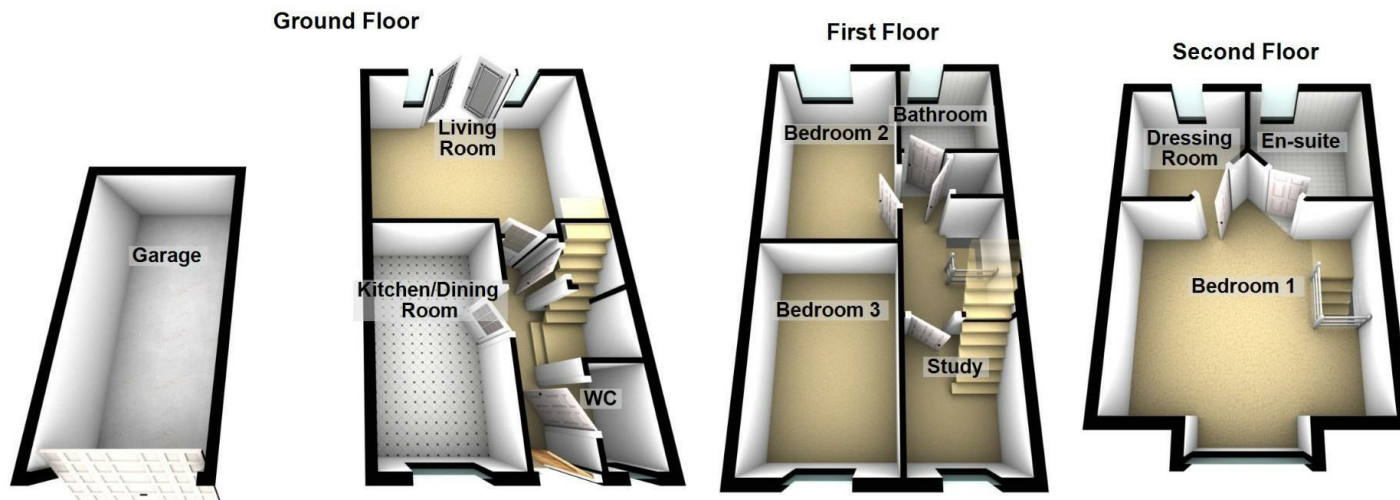
On the first floor, you'll find two generously sized double bedrooms, offering versatile spaces for family, guests, or a home office. A family bathroom, complete with a bathtub, provides a relaxing retreat. The second floor is dedicated to the spacious primary bedroom, spanning the length of the property. This private haven features a dressing area and a modern en-suite with a walk-in shower, offering both comfort and practicality.

Externally, the rear garden is a fantastic space for outdoor enthusiasts, featuring a patio area for al fresco dining and a raised lawn that adds charm and character. The garage provides secure parking for one vehicle or additional storage, while on-street parking is also available.



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

PROPERTY FLOORPLAN



Measurements:

Living Room
14'9" x 11'4"

Kitchen / Dining Room
14'0" x 7'7"

WC
5'4" x 3'1"

Bedroom One
14'9" x 13'10"

En Suite
7'8" x 7'2"

Dressing Room
7'8" x 7'3"

Bedroom Two
12'9" x 8'2"

Bedroom Three
11'11" x 8'2"

Study
8'1" x 6'3"

Bathroom
6'4" x 6'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	79	
(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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