

SIGNATURE

NORTH EAST

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📍 Teesdale Grove, Newcastle Upon Tyne NE12 7HU

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Asking Price
£205,000

Signature North East welcomes you to this charming three-bedroom semi-detached home, located in the popular area of Forest Hall. Offering spacious accommodation and ample storage throughout, this property is ideal for families and professionals alike. Positioned in a fantastic location, it benefits from close proximity to local schools, shops, and eateries. The nearby Quorum Business Park adds further appeal for working professionals, and excellent transport links provide easy access to Newcastle city centre.

Upon entering the property, you are welcomed by a porch and central hallway that leads into a spacious and bright living room, offering ample space for your desired furnishings and featuring a large window that floods the room with natural light. From here, step into the sun room, complete with underfloor heating and surrounded by large windows, creating a light-filled and cosy space with direct access to the rear garden. The kitchen provides generous storage via attractive wall and base units, complemented by sleek countertops. A stylish downstairs WC completes the ground floor.

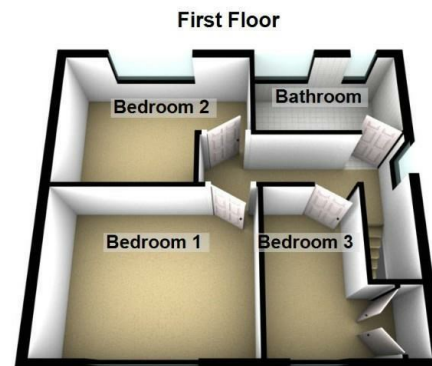
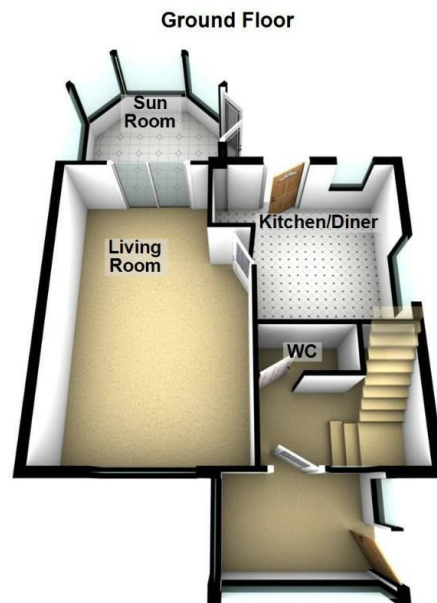
Ascending to the first floor, you will find three generously sized bedrooms. Two of these can comfortably accommodate double beds along with additional furnishings, making them ideal for family living. Completing this level is a modernised family bathroom, fitted with a bathtub, walk-in shower, hand basin, and WC, offering both functionality and style.

Externally, the property boasts a fully enclosed rear garden, laid to lawn with both decking and patio areas – perfect for relaxing or entertaining outdoors. A stunning apple tree adds charm to the outdoor space. To the front, there is off-street parking available that can accommodate multiple vehicles, enhancing the convenience of this lovely home.



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

PROPERTY FLOORPLAN



Measurements:

Sunroom
7'10" x 10'4"

Living room
19'8" x 12'7"

Kitchen
11'1" x 9'5"

WC
2'10" x 5'11"

Bedroom one
10'2" x 12'10"

Bedroom two
9'1" x 12'6"

Bedroom three
10'2" x 5'11"

Bathroom
5'6" x 9'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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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