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FOR SALE

📍 Richardson Gardens, Newcastle Upon Tyne NE27 0FH

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Offers Over £395,000

Signature North East are delighted to welcome to the market this stunning four-bedroom detached home, ideally located in Shiremoor. Its prime setting provides excellent access to major road networks, including the A19 and A1058, making it a fantastic choice for commuters. Families will also appreciate the close proximity to highly regarded schools, parks, and green spaces, while the nearby coastline adds to the property's charm. Both Northumberland Park and Shiremoor Metro Stations are within walking distance, ensuring superb transport links across the North East, and Cobalt Business Park is just a short drive away.

Upon entering, you are greeted by a welcoming central hallway, which also provides access to a convenient W.C. The first room you encounter is the generously sized living room, boasting a large window that floods the space with natural light, creating a bright and inviting atmosphere. To the rear sits the impressive open-plan kitchen and dining area, designed with modern living in mind. The kitchen features a breakfast bar with an integrated hob and space for two stools, alongside sleek wall and base units with complementary countertops and a range of integrated appliances, including oven, hob, and fridge/freezer. French doors lead directly to the garden, while the dining area is enhanced by a striking stone-tiled feature wall.

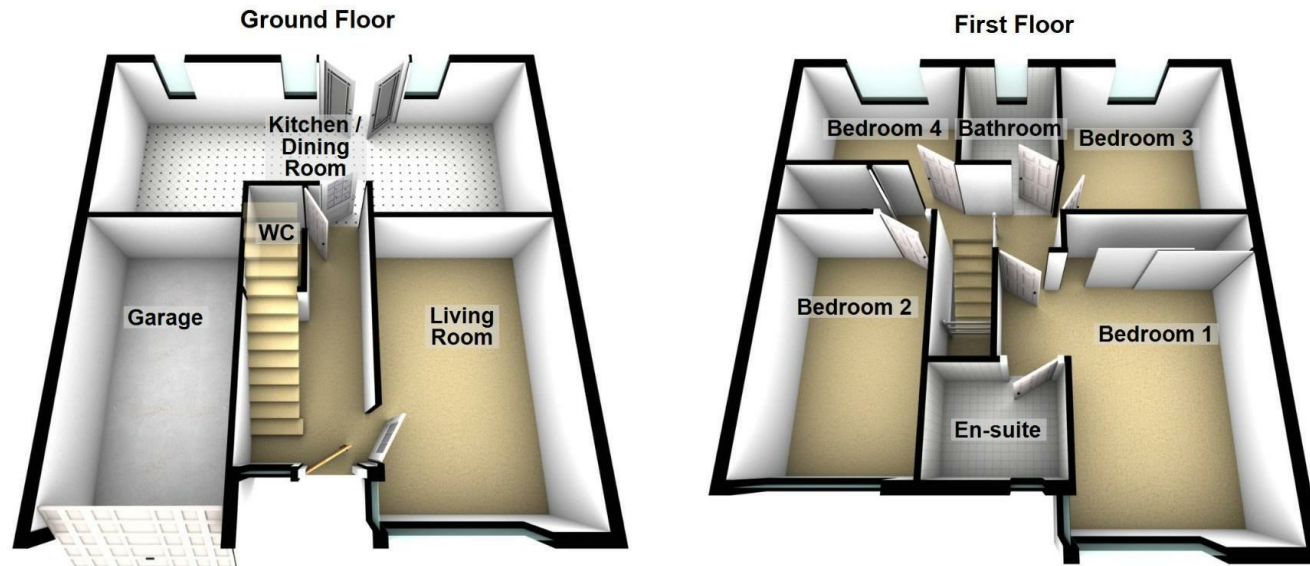
Ascending to the first floor, you will discover four bedrooms. Bedrooms one, two, and three can each accommodate a double bed with additional furnishings, with the main bedroom further benefitting from sliding built-in wardrobes and an en-suite complete with shower, W.C., and hand basin. Bedroom four is well-suited for a single bed and additional storage. Completing this floor is the family bathroom, fitted with a bathtub and overhead shower, hand basin, and W.C.

Externally, this home offers an impressive rear garden, laid with astro turf for easy maintenance and complemented by both patio and decking areas, perfect for outdoor seating and entertaining. A standout feature of the garden is the summer house, thoughtfully transformed into a private pub for year-round enjoyment. To the front, the property further benefits from a driveway providing off-street parking for two vehicles and access to a single garage.



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

PROPERTY FLOORPLAN



Total area: approx. 120.4 sq. metres (1295.8 sq. feet)

Measurements:

Living Room
15'7" x 9'10"

Kitchen / Dining Room
10'3" x 25'9"

WC
6'0" x 3'0"

Bedroom One
14'0" x 9'10"

En-Suite
5'6" x 6'7"

Bedroom Two
13'5" x 8'6"

Bedroom Three
10'3" x 9'9"

Bedroom Four
6'9" x 9'0"

Bathroom
6'8" x 5'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	81	
(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
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