

SIGNATURE

NORTH EAST

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 Ashleigh Grove, Newcastle Upon Tyne NE12 8EY

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Asking Price
£189,950

Signature North East are delighted to welcome to the market this charming three-bedroom semi-detached home, ideally located in Benton on the outskirts of Forest Hall. The property benefits from a fantastic location, with Newcastle hospitals nearby and Benton Metro Station just a short distance away, providing excellent transport links into the City Centre and across the region. A wealth of local amenities are also within easy reach, making this a highly convenient and desirable setting.

Upon entering, you are welcomed into the central hallway which provides access to the spacious living room. This bright and inviting space enjoys a large window and a modern fireplace, offering ample room for your chosen furnishings. Flowing seamlessly from here is the dining area, perfectly suited to accommodate a family dining table and offering direct access to the kitchen. The kitchen is equipped with a range of attractive wall and base units, complemented by sleek countertops and integrated appliances including a fridge, oven and hob. Completing this level is a useful utility room, which also allows direct access to the rear of the property.

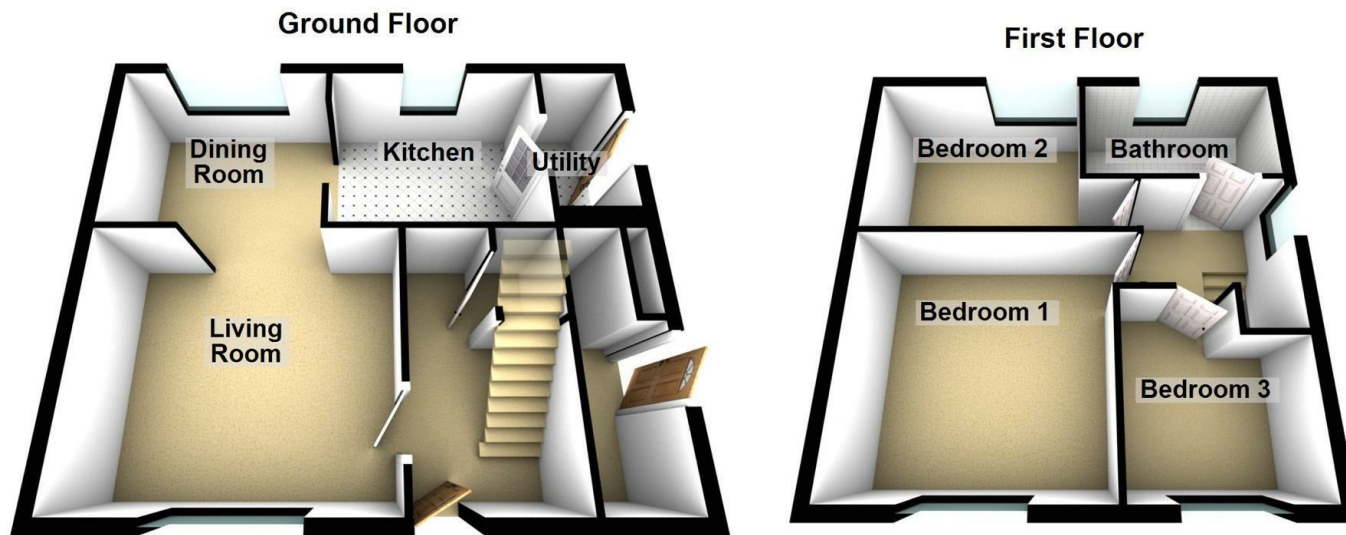
To the first floor, you will find three well-proportioned bedrooms. Two of the bedrooms can comfortably accommodate a double bed along with additional furnishings, while the third is ideally suited as a single bedroom, nursery, or home office. Completing this level is the family bathroom, fitted with a bathtub and overhead shower, hand basin and W.C.

Externally, this property enjoys a lovely rear garden laid to lawn with a patio area, providing the perfect spot for outdoor furniture and relaxing in the warmer months. To the front, there is driveway parking available for two vehicles.



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

PROPERTY FLOORPLAN



Total area: approx. 88.9 sq. metres (957.2 sq. feet)

Measurements:

Living Room
11'11" x 12'6"

Dining Room
8'6" x 10'3"

Kitchen
8'6" x 10'3"

Utility
3'9" x 8'6"

Bedroom One
11'11" x 6'6"

Bedroom Two
8'6" x 10'8"

Bedroom Three
8'1" x 9'0"

Bathroom
5'6" x 10'0"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(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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