

# SIGNATURE

## NORTH EAST

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 Hotspur North, Newcastle Upon Tyne NE27 0GN



# Hotspur North, Newcastle Upon Tyne NE27 0GN

**Asking Price**  
**£460,000**

Signature North East welcomes you to this charming detached house located in the sought-after area of Hotspur North, Backworth, Newcastle Upon Tyne. Situated in a vibrant neighbourhood, you'll have easy access to local amenities, schools, and parks, making it an ideal location for families. The coastal town of Whitley Bay, with its sandy beaches and promenade, is just 6 miles away, while Newcastle is easily accessible via the close network of roads.

As you step into this property, the ample hallway leads you to the inviting living room where a box bay window allows natural light to flood the space. The living room connects seamlessly to the kitchen/dining room, which can also be accessed via the hallway. The kitchen offers a plethora of wall and base units for storage and meal prep and includes a dishwasher and fridge freezer. The peninsula is ideal for casual meals or quick breakfasts, while the dining room provides an ideal area for formal dining or social gatherings. From here, you can access the orangery, an additional room with bifold doors that blend the outdoors with the indoors. For extra cosy nights, the wood burner serves as a central feature.

On the first floor, you will find four well-appointed double bedrooms. The master bedroom offers a 3-piece en-suite with a walk-in shower. Bedrooms 2 and 3 share a 3-piece Jack & Jill en-suite with a walk-in shower. Bedroom 4 currently serves as an office. Completing the first floor, the family bathroom offers a relaxing bathtub. The loft has been fully boarded, and a pull-out ladder provides convenient access.

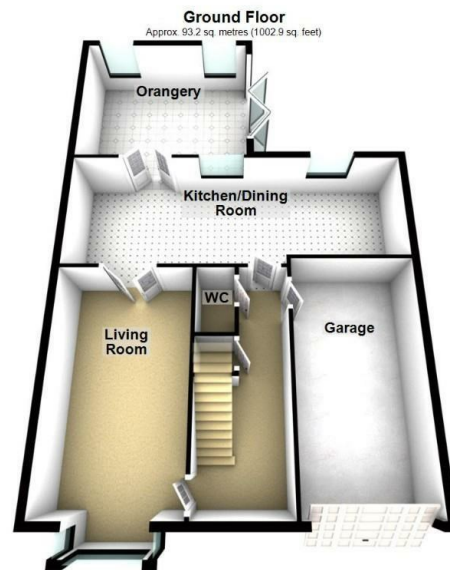
Outside, this property features an easy-maintenance back garden with two patio areas, a green area, and raised beds with flowers. The fully powered summer house adds to the charm. The property includes a single garage for additional parking or secure storage, and the double drive provides extra parking space for family and guests.

This property features solar panels on the roof, enhancing energy efficiency and reducing utility costs, making this a great property to live in and adding to the value of owning it. Don't miss the opportunity to make this house your home. Book a viewing today and explore the endless possibilities that await you in this lovely Hotspur North property.



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

# PROPERTY FLOORPLAN



Total area: approx. 165.0 sq. metres (1776.2 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  
18'3" x 10'7"

Kitchen / Dining Room  
28'1" x 9'11"

Conservatory  
14'11" x 12'4"

WC  
5'3" x 3'0"

Bedroom One  
14'6" x 10'9"

En Suite  
7'5" x 4'7"

Bedroom Two  
15'0" x 12'3"


Jack and Jill En Suite  
10'2" x 5'3"

Bedroom Three  
11'9" x 10'2"

Bedroom Four  
10'6" x 9'0"

Bathroom  
6'5" x 6'3"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	









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