

SIGNATURE

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📍 Highfield Road, Newcastle Upon Tyne NE5 5HS

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Offers Over £450,000

Signature North East proudly presents this stunning 4-bedroom, semi-detached property located in Newcastle Upon Tyne. Situated just a short distance from Newcastle's bustling city centre, this home offers unparalleled access to shopping, dining, and entertainment. With numerous public transport options nearby, commuting is a breeze. The property is surrounded by well-regarded schools, making it an ideal location for families, while its close proximity to the A1 provides excellent road links for those who travel by car.

This property has no upward chain, allowing for a smooth and expedited purchase process.

As you enter through the central hallway, you are welcomed by a convenient W.C. To the right, you'll find a spacious living room bathed in natural light from a large window. The room's focal point is a unique log burner fireplace, perfect for creating a cosy atmosphere. The heart of the home lies in the open-plan kitchen, dining, and family area—an extension added just two years ago. This space boasts ample room for a large dining table, attractive wall and base units with sleek countertops, and integrated appliances including a fridge/freezer, dishwasher, washing machine, microwave, and hob. Bi-fold doors open up to the rear garden, making this area ideal for entertaining, further enhanced by beautiful skylights that fill the room with light.

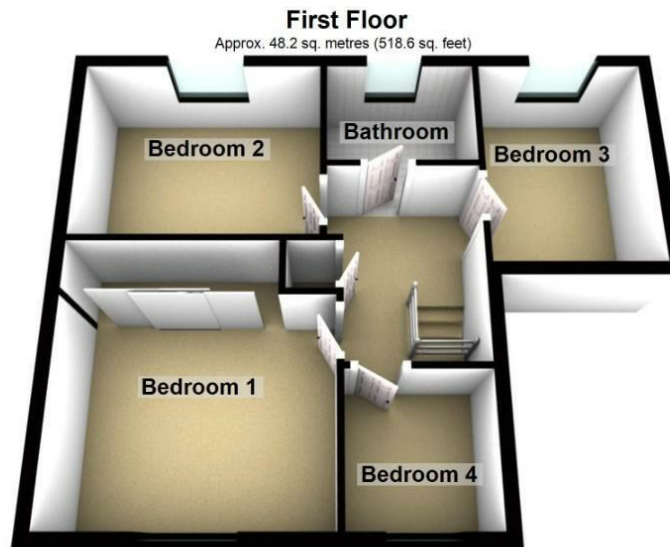
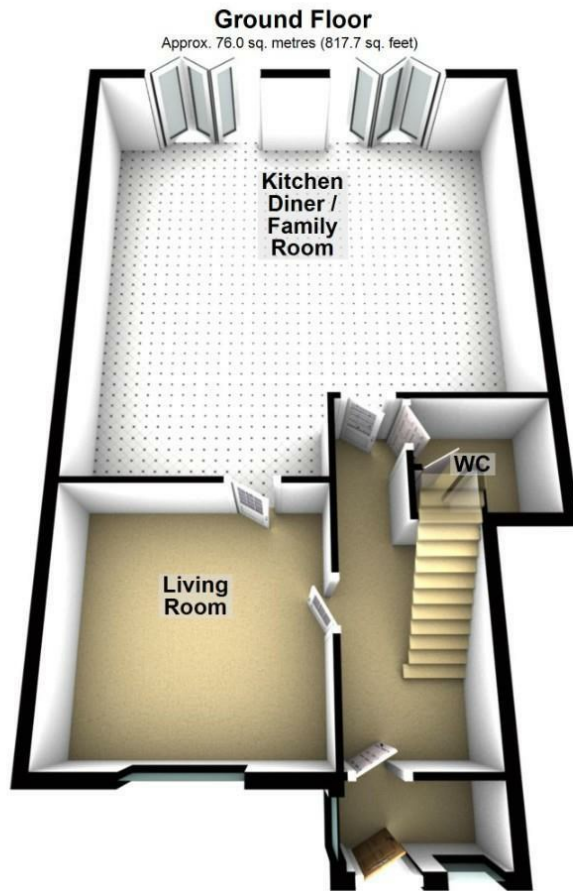
Moving up to the first floor, you'll discover four well-proportioned bedrooms. Bedrooms 1, 2, and 3 can comfortably accommodate a double bed along with additional furnishings. Bedroom 1 features sliding door wardrobes, providing excellent storage solutions. Bedroom 4 presents a versatile option, perfect as a child's bedroom or a home office. Completing this floor is a stylish bathroom equipped with a bathtub, overhead shower, hand basin, and W.C.

Externally, this property boasts a large rear garden laid to lawn, complete with an ample patio area perfect for outdoor furniture. The front of the house also features a sizable garden, as well as a driveway that can comfortably accommodate two cars. This exceptional home offers a perfect blend of style, comfort, and convenience, making it a fantastic opportunity for those looking to settle in Newcastle Upon Tyne.



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

PROPERTY FLOORPLAN



Total area: approx. 124.1 sq. metres (1336.3 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
12'5" x 12'2"

Kitchen Diner / Family Room
23'8" x 22'11"

WC
6'7" x 5'7"

Bedroom One
12'5" x 10'2"


Bedroom Two
11'8" x 9'2"

Bedroom Three
10'6" x 8'0"

Bedroom Four
6'9" x 6'6"

Bathroom
7'3" x 5'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(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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