

SIGNATURE

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📍 Ventnor Avenue, Newcastle Upon Tyne NE4 8RX

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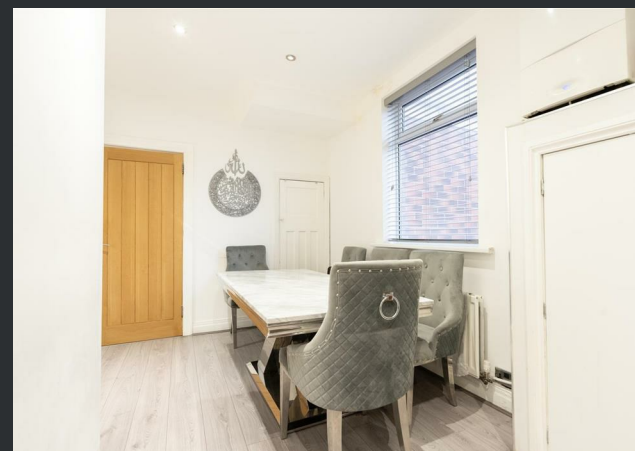
Offers Over £475,000

Signature North East are delighted to welcome this spacious five-bedroom semi-detached home to the market. Located in the Grainger Park Estate of west Newcastle upon Tyne, the property is close to Westgate Road and benefits from excellent bus links, placing the city centre just a 10-15 minute journey away. The area is well known for its diverse, working-class community, affordable housing and convenient access to local amenities, making it ideal for buyers seeking value and connectivity rather than a quiet suburban setting.

Upon entering the property, you are welcomed into a central hallway which leads through to a generous living room, offering ample space for a range of furnishings and enjoying plenty of natural light from the large bay window. To the rear is an additional sitting room with direct access to the garden. The open-plan kitchen and dining area can comfortably accommodate a dining table and benefits from an abundance of wall and base units, complemented by extensive worktop space. From the kitchen, there is access to a conservatory which also features a convenient W.C. The garage has been converted to provide an additional living space, currently used as a large bedroom with its own en-suite shower room.

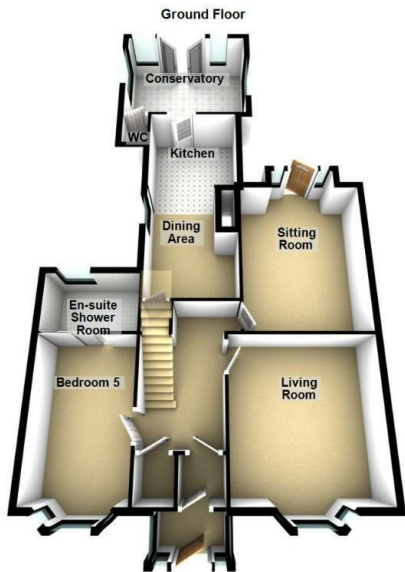
Moving to the first floor, the property offers four well-proportioned bedrooms. Bedrooms one, two and four all benefit from built-in sliding door wardrobes and can easily accommodate double beds along with additional furnishings. Bedroom three is ideally suited to a single bed with further storage or furniture. Completing this level is the family bathroom, fitted with a bathtub and overhead shower, hand basin and W.C.

Externally, the home boasts a large rear garden mainly laid to lawn, alongside a generous patio area which is perfect for outdoor furniture and entertaining. The property further benefits from two off-street parking spaces, accessible via a shared driveway, adding to the overall practicality of this impressive family home.



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

PROPERTY FLOORPLAN



Total area: approx. 169.0 sq. metres (1819.5 sq. feet)

Measurements:

- Living Room
14'4" x 13'5"
- Sitting Room
17'0" x 11'11"
- Dining Area
11'10" x 8'10"
- Bedroom Five
14'4" x 8'11"
- En Suite
8'8" x 5'7"
- Kitchen
8'10" x 9'1"
- Conservatory
10'6" x 13'4"
- W C
3'6" x 2'8"
- Bedroom One
14'10" x 10'7"
- Bedroom Two
14'4" x 9'8"
- Bedroom Three
9'0" x 9'3"
- Bedroom Four
7'8" x 8'4"
- Bathroom
9'3" x 5'10"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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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