


# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Hawthorn Mews, Newcastle Upon Tyne NE3 4DA

# Hawthorn Mews, Newcastle Upon Tyne NE3 4DA

**Asking Price**  
**£169,950**

Signature North East are delighted to welcome this well-presented two-bedroom ground floor flat to the market, ideally located in the heart of central Gosforth. The property enjoys easy access to a fantastic range of local amenities including supermarkets, cafés, restaurants, gyms and retail facilities. Excellent transport links and nearby road networks provide convenient access to Newcastle city centre, the Coast Road and surrounding areas, while nearby parks and green spaces make the location ideal for professionals, couples and families alike.

Upon entering the property, you are welcomed into a central hallway which also provides access to convenient storage cupboards. The spacious living room offers ample space for the desired furnishings and benefits from a charming box window, creating a bright and inviting atmosphere. The open plan layout flows seamlessly into the kitchen, which features an attractive range of wall and base units complemented by generous worktop space, along with integrated appliances including an oven and hob.

Continuing through the property, there are two well-proportioned bedrooms, with bedroom one able to accommodate a double bed and bedroom two suitable for a single bed alongside additional furnishings. Completing the internal accommodation is the bathroom, fitted with a bathtub and overhead shower, hand basin and W.C.

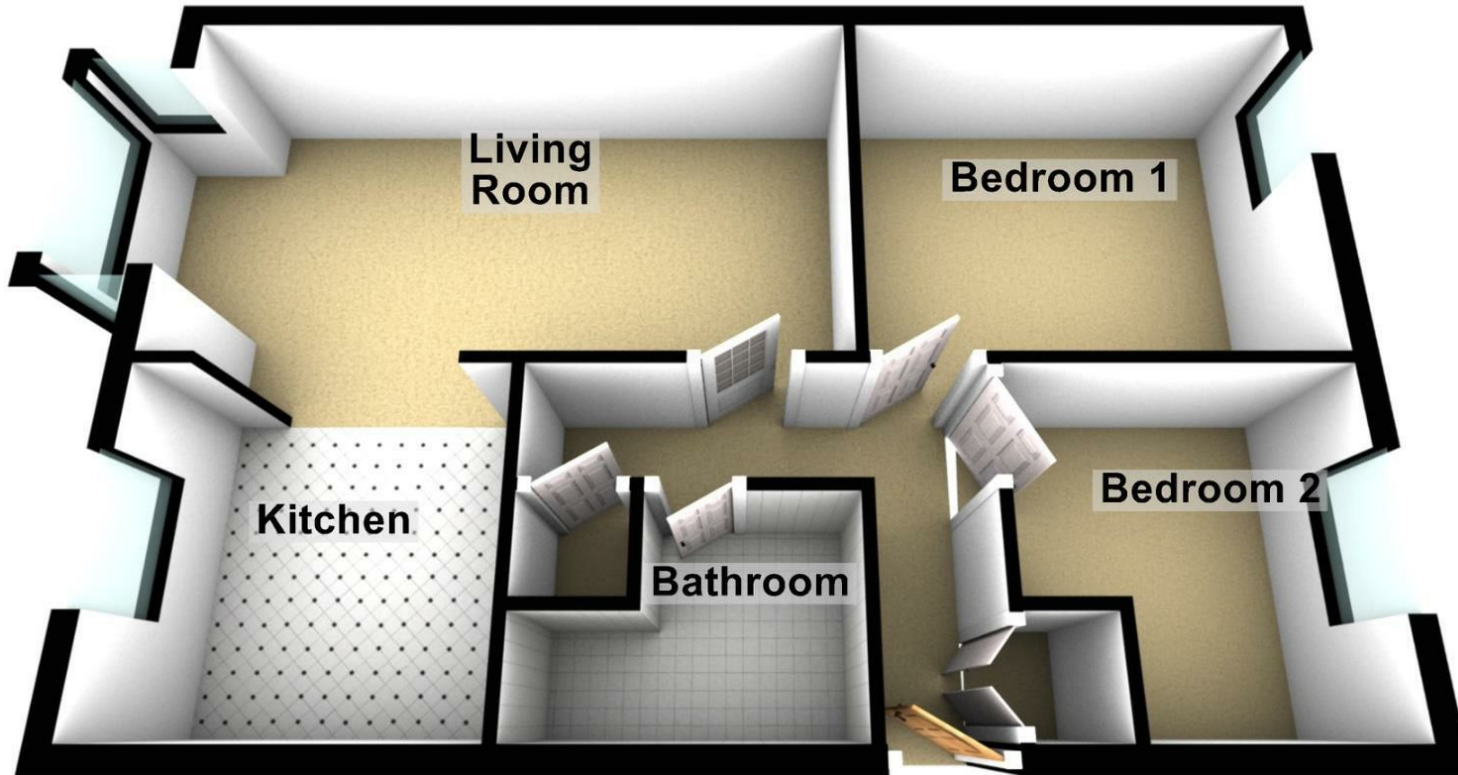
Externally, the property benefits from a large shared residents' garden, providing excellent outdoor space to enjoy. The home also offers off-street parking with a parking space for added convenience.



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

# PROPERTY FLOORPLAN

## Ground Floor



Total area: approx. 53.3 sq. metres (573.6 sq. feet)

### Measurements:

Living Room  
9'8" x 17'9"


Kitchen  
8'9" x 9'3"

Bedroom One  
9'8" x 11'9"

Bedroom Two  
8'10" x 8'7"

Bathroom  
8'0" x 5'7"

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News