

SIGNATURE

NORTH EAST

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📍 Rowchester Way, Newcastle Upon Tyne NE27 0JA

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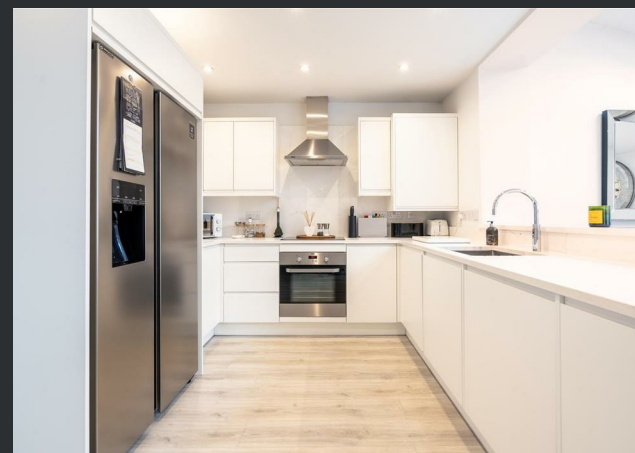
Asking Price
£310,000

Signature North East welcomes you to this beautifully presented three-bedroom detached home, ideally positioned in the desirable area of Holystone. The surrounding area offers reputable schools, beautiful parks, and green spaces, including the Rising Sun Country Park. Silverlink Retail Park is also close by, providing a wide variety of shops, cafés, and restaurants, making this an ideal setting for families and professionals alike. With everything you need just moments away, this location strikes the perfect balance between comfort, convenience, and connectivity.

Upon entering, you're greeted by a bright and spacious living room, offering ample space for furnishings and a large window that fills the room with natural light. The kitchen/diner features attractive wall and base units, sleek countertops, and integrated appliances, combining both style and practicality. The dining area creates the perfect setting for family meals and flows seamlessly into the extended sitting room, which features a modern media wall and French doors leading to the rear garden. Completing the ground floor is a convenient WC.

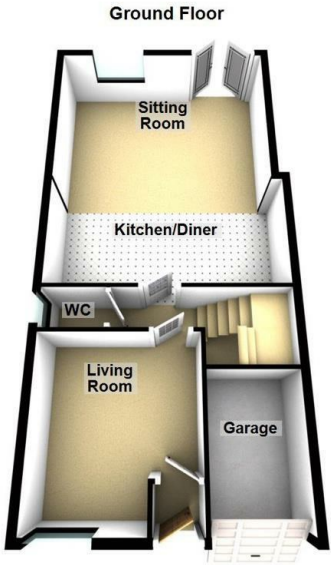
Upstairs, there are three well-proportioned bedrooms, two of which are generous doubles. The principal bedroom benefits from an en suite shower room for added comfort, while the remaining bedrooms are served by the stylish family bathroom, complete with a bath, overhead shower, wash basin, and WC.

Externally, this property features a well-maintained rear garden laid to lawn with a patio area, ideal for relaxing or entertaining guests. A charming garden room provides versatile additional space. To the front, a spacious garage and driveway offers off-street parking, with further parking bays available throughout the estate. A wonderful opportunity to enjoy modern family living in a fantastic location.



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

PROPERTY FLOORPLAN



Total area: approx. 106.7 sq. metres (1148.8 sq. feet)

Measurements:

Living Room
12'6" x 17'7"

Kitchen / Diner
9'0" x 19'4"

WC
4'9" x 3'0"

Sitting Room
12'11" x 11'7"

Bedroom One
11'5" x 9'3"

En Suite
4'1" x 9'3"

Bedroom Two
7'7" x 6'11"

Bedroom Three
9'1" x 10'4"

Bathroom
5'8" x 5'1"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(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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