

# SIGNATURE

## NORTH EAST

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📍 Dukesfield, Newcastle Upon Tyne NE27 0EZ

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## Offers Over £290,000

Signature North East are delighted to welcome this four-bedroom townhouse to the market, ideally located in the sought-after residential area of Dukesfield, Shiremoor on the Earsdon View estate. This stylish home offers spacious and modern living arranged across three well-proportioned floors. Perfectly positioned for families and commuters alike, the property benefits from close proximity to highly regarded local schools, convenient bus routes, nearby Metro links, and a wide range of shops and amenities within the surrounding area.

Entering the property via the central hallway, you are welcomed into the kitchen positioned at the front of the home, featuring a range of wall and floor units along with integrated appliances, including an oven and hob. To the rear, the dining room provides an excellent space for entertaining and flows seamlessly into the contemporary conservatory, which enjoys direct access to the rear garden. A convenient downstairs W.C. completes this level. The home further benefits from a recently installed heating system with a modern combi boiler.

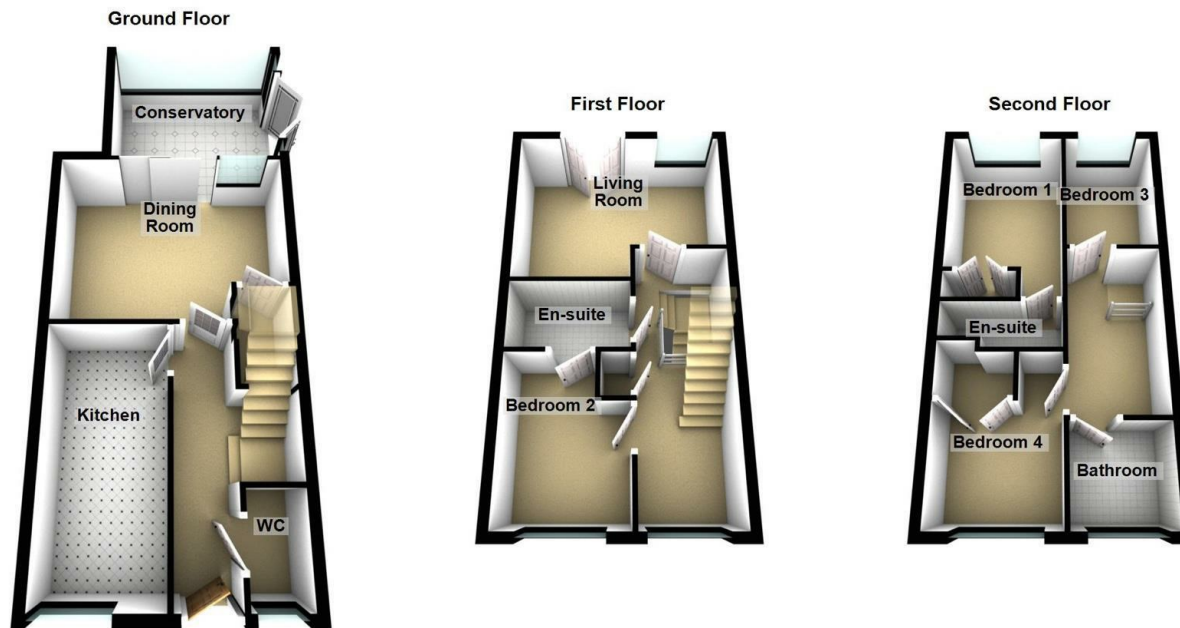
Continuing your journey to the first floor, you will find the spacious living room featuring a Juliette balcony, allowing for plenty of natural light. This floor also hosts one of the bedrooms, which benefits from an en-suite. Up to the second floor, the property offers three further bedrooms. Bedrooms one and four benefit from fitted storage, with bedroom one also enjoying the added advantage of an en-suite. Bedroom three can accommodate a single bed with additional furnishings. Completing this level is the family bathroom, featuring a bath, W.C. and hand basin.

Externally, this home enjoys strong kerb appeal with a gated front garden and a well-kept, low-maintenance rear garden featuring raised brick planters, mature greenery and a private patio area, ideal for relaxing or entertaining. The property also benefits from a garage and an allocated parking space, providing practical off-street parking



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

# PROPERTY FLOORPLAN



Total area: approx. 117.9 sq. metres (1268.7 sq. feet)

## Measurements:

Kitchen  
14'6" x 7'1"

Dining Room  
11'3" x 14'6"

Conservatory  
8'9" x 11'3"

WC  
3'2" x 5'11"

Living Room  
11'3" x 14'7"

Bedroom Two  
10'4" x 7'11"

En Suite  
3'9" x 7'10"

Bedroom One  
12'9" x 8'1"

En Suite  
7'11" x 3'6"

Bedroom Three  
9'1" x 6'2"

Bedroom Four  
7'9" x 7'3"

Bathroom  
6'1" x 6'6"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	84
(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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