

SIGNATURE

NORTH EAST

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📍 Haydon Close, Gosforth NE3 2BZ

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Offers In The Region Of £47,500

Signature North East welcomes you to this charming one-bedroom upper-floor apartment, ideally located in the popular area of Redhouse Farm. This convenient location offers a range of nearby amenities, including shops, pubs, and green spaces, while being just a short distance from Fawdon Metro Station, providing excellent transport links. The property also benefits from easy access to the A1, making travel across the region simple and convenient. The opportunity to retain select furnishings is also available, offering added flexibility for the new owner.

Stepping through the entrance hall, you're greeted by a spacious living/dining room with plenty of space for furnishings, accommodating both a comfortable sitting area and a dining area. A large window fills the room with natural light, creating a bright and inviting atmosphere. The modern kitchen follows, featuring a stylish range of wall and base units complemented by sleek countertops. Integrated appliances include a hob, oven, washing machine, and fridge freezer, ensuring a practical and contemporary cooking space.

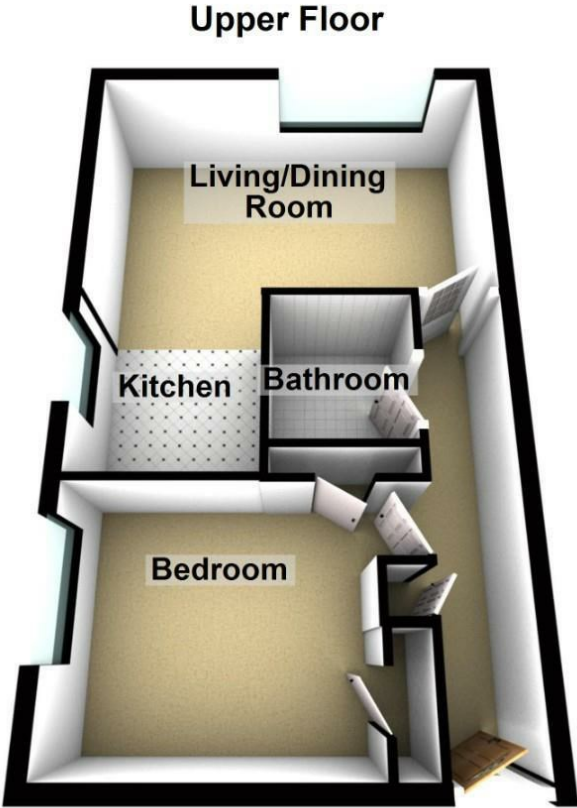
Continuing through the apartment, you'll find a generously sized double bedroom offering ample room for furnishings. The bathroom completes the home, fitted with a bathtub and overhead shower, wash basin, and WC, designed with both functionality and comfort in mind.

Externally, convenient on-street parking is available. This apartment represents an excellent opportunity for first-time buyers seeking a stylish and well-presented home, or for investors looking for a fantastic buy-to-let opportunity in a desirable location.



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

PROPERTY FLOORPLAN



Total area: approx. 41.6 sq. metres (447.3 sq. feet)

Measurements:

Living/Dining Room
16'2" x 10'4"

Kitchen
7'1" x 6'11"

Bedroom
12'2" x 9'6"

Bathroom
6'3" x 5'4"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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