SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Trevelyan Close

SHIREMOOR, NEWCASTLE UPON TYNE, NE27 0FJ

OFFERS OVER

£128,000

2 BEDROOMS · 2 BATHROOMS · 1 RECEPTIONS

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THE PROPERTY

Trevelyan Close, Shiremoor

OFFERS OVER £128,000 · LEASEHOLD

Signature North East proudly welcomes to the market this well-presented two-bedroom ground floor flat, built in 2016 and pleasantly positioned within a quiet residential cul-de-sac in Shiremoor. Ideally located for modern living, the property is within walking distance of local Metro stations, providing convenient connections throughout the wider North East. There is excellent road access via the Coast Road and Tyne Tunnel, while the beautiful North East coastline is also within easy reach. Local shops and supermarkets are close by, with Silverlink Retail Park just a short drive away, offering an extensive range of retail, dining and leisure facilities.

The property offers a well-planned layout, with the main living accommodation centred around a spacious open-plan living, dining and kitchen area. This versatile space provides ample room for comfortable furnishings and dining furniture, while triple sets of windows allow plenty of natural light to flow throughout. The contemporary kitchen is fitted with attractive wall and base units, an integrated fridge freezer and space for additional appliances, creating a practical and sociable heart to the home.

The accommodation continues with two well-proportioned bedrooms. The master bedroom is a generous double and benefits from its own ensuite shower room. The second bedroom is suitable for use as a small double and is currently utilised as a home office, offering flexibility for a variety of needs. The main bathroom is fitted with a bathtub, wash hand basin and WC.

Externally, residents benefit from a communal car park with an allocated parking space, together with additional visitor parking.





KEY FEATURES

- Two-bedroom ground floor flat built in 2016, set within a residential cul-de-sac.
- Open-plan living, dining & modern kitchen
- Master double bedroom with ensuite plus a second double bedroom
- Main bathroom with bath, WC & wash hand basin.
- Allocated parking with visitor spaces, close to Metro links, shops, Silverlink & the coast.
- Council Tax Band B
- EPC Rating C







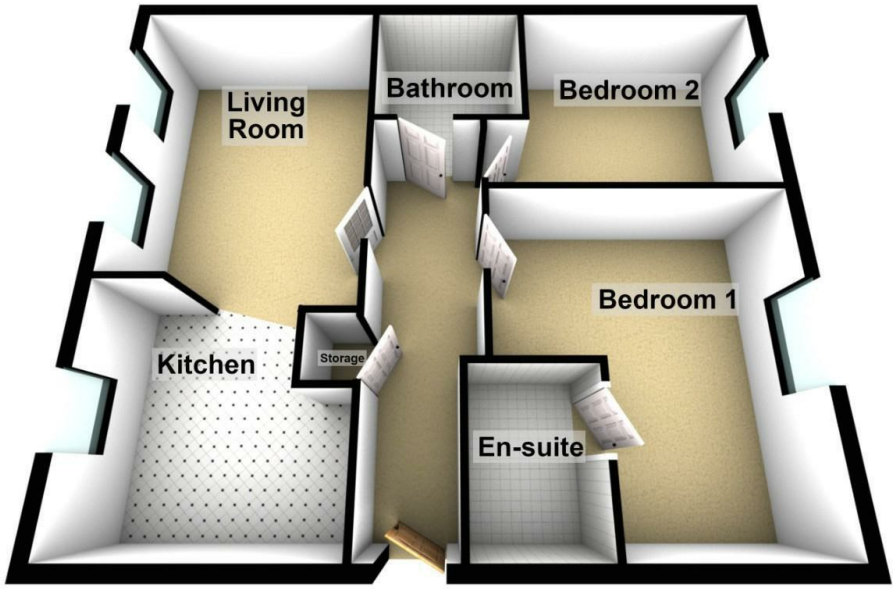
ACCOMMODATION

Room Dimensions

Living Room	4.20 x 3.40 (13'9" x 11'1")
Kitchen	3.30 x 3.40 (10'9" x 11'1")
Bedroom One	4.60 x 4.00 (15'1" x 13'1")
En-Suite	2.20 x 1.60 (7'2" x 5'2")
Bedroom Two	2.90 x 3.40 (9'6" x 11'1")
Bathroom	1.80 x 2.10 (5'10" x 6'10")

FLOOR PLAN

Ground Floor



Total area: approx. 69.2 sq. metres (744.4 sq. feet)

These particulars are a guide only and do not form part of any offer or contract. Measurements are approximate. Signature North East Limited · Company No. 08183094 · Member of The Property Ombudsman.