

# SIGNATURE

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📍 Stephenson Road, Newcastle Upon Tyne NE7 7SA

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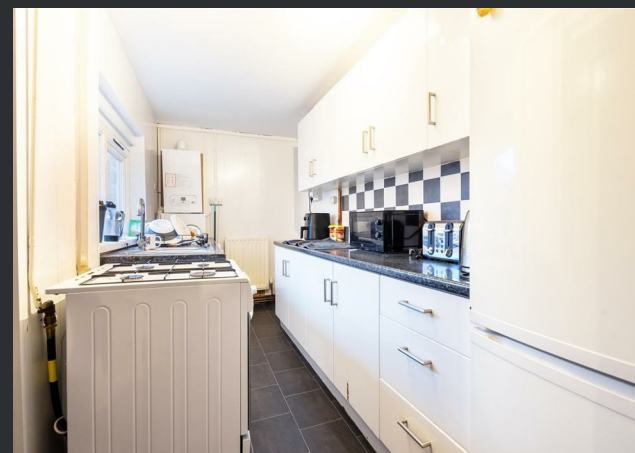
**Offers Over £205,000**

Signature North East welcomes you to this four-bedroom terraced home, ideally located in the sought-after area of High Heaton. Offered for sale with tenants in situ, the property presents an excellent investment opportunity. Perfectly positioned close to Chillingham Road, the property enjoys easy access to a wide range of amenities, including shops, bars and eateries, catering to everyday needs and leisure alike. The Coast Road is also close by, providing convenient travel links across the region and making this an excellent choice for commuters.

Upon entering the property, you are greeted by a welcoming living room, which benefits from a bright window that floods the room with natural light, creating a warm and inviting atmosphere. From here, step into the kitchen, which features attractive wall and base units complemented by sleek worktops, offering both style and practicality for modern living.

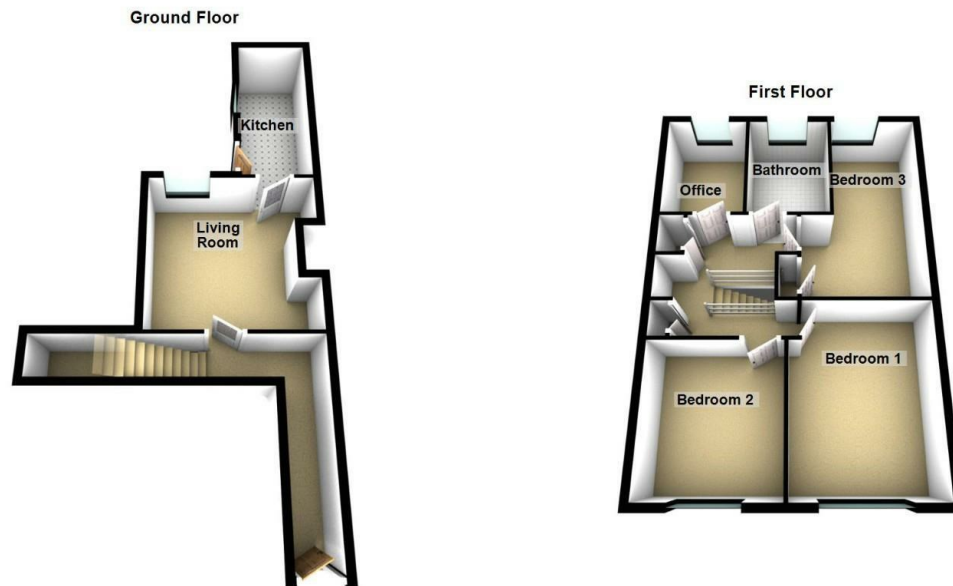
Continuing to the first floor, you will find four well-proportioned bedrooms, three of which are comfortable doubles, while the fourth is currently used as an office. Each bedroom offers ample space for furnishings, making the space versatile for a range of living arrangements. The family bathroom completes this level and is fitted with a bathtub, overhead shower, wash basin and WC.

Externally, the property benefits from a peaceful rear yard, providing a private outdoor space to relax or entertain. On-street parking is available close by, adding further convenience to this well-located home.



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

# PROPERTY FLOORPLAN



Total area: approx. 99.1 sq. metres (1066.6 sq. feet)

## Measurements:

Living Room  
12'11" x 6'6"

Kitchen  
13'5" x 5'10"

Bedroom One  
15'0" x 11'2"


Bedroom Two  
11'5" x 10'5"

Bedroom Three  
16'7" x 9'3"

Office  
9'9" x 6'11"

Bathroom  
9'8" x 6'11"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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 	





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