

SIGNATURE

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📍 Cornmill Crescent, Newcastle Upon Tyne NE27 0ND

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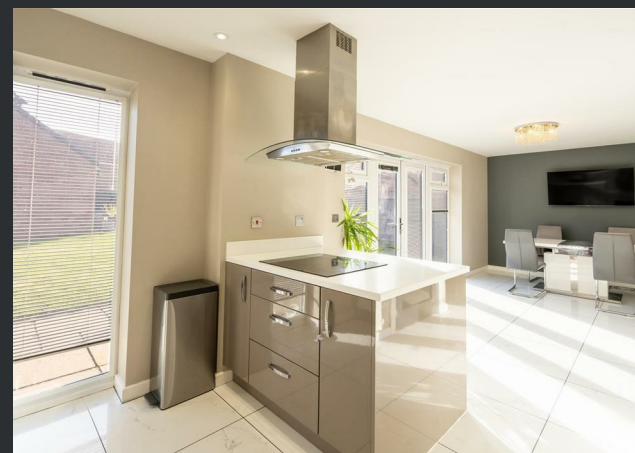
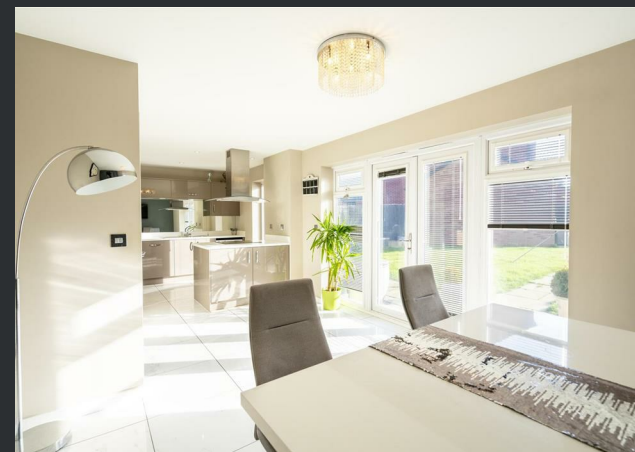
Asking Price
£380,000

Signature North East are delighted to welcome this charming four-bedroom detached property to the market, ideally located in the sought-after area of Holystone. This fantastic home offers excellent access to Newcastle upon Tyne city centre and surrounding areas via the nearby Palmersville Metro Station, with the A19 also close by providing superb road links. The property benefits from a range of local amenities, well-regarded schools, and attractive green spaces such as Rising Sun Country Park, making it an ideal choice for families.

Upon entering the property, you are welcomed into a central hallway which provides access to a convenient W.C. and internal access to the garage. The spacious living room offers ample room for a variety of furnishings, creating a comfortable and versatile living space. To the rear, the open plan kitchen and dining area can easily accommodate a dining table and is fitted with a range of attractive wall and base units, complemented by sleek worktops. Integrated appliances include an oven and hob, while elegant French doors provide access to the rear garden.

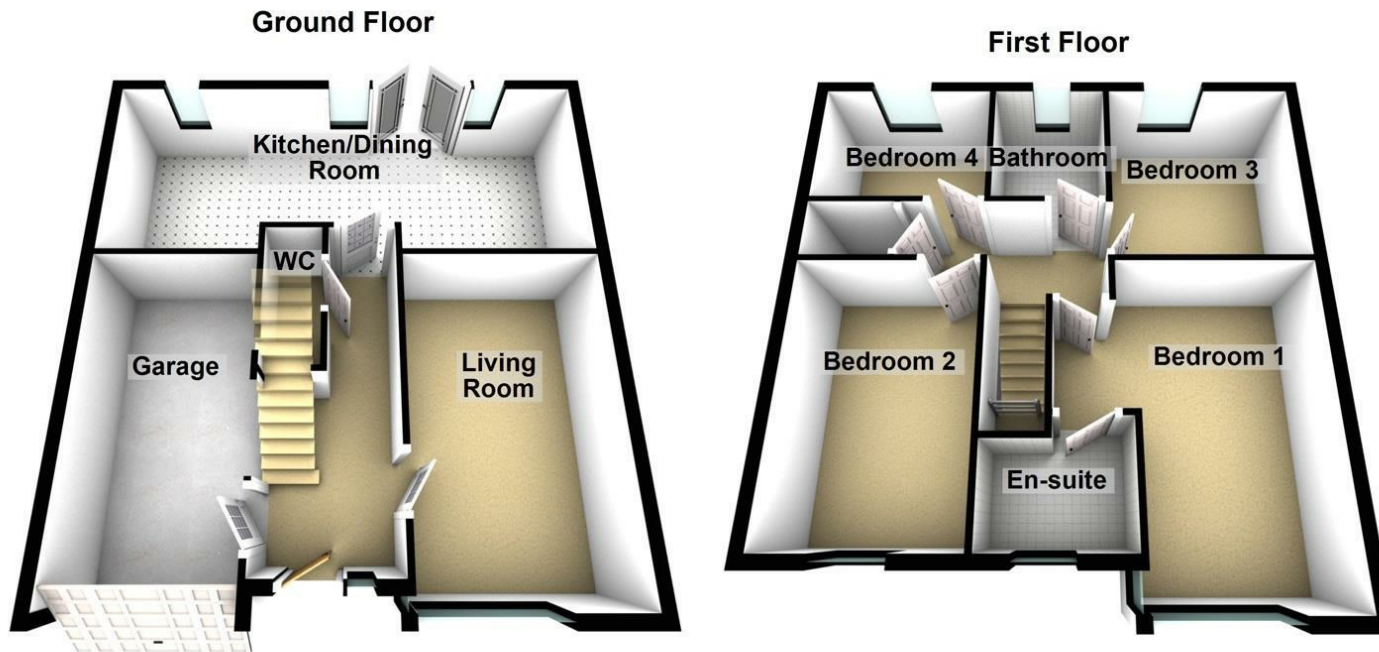
To the first floor, there are four bedrooms. Bedrooms one and two are generous in size and can comfortably accommodate double beds along with additional furnishings, while bedrooms three and four are ideal as single rooms, home office spaces or nurseries. The principal bedroom benefits from a private en-suite, complete with a W.C., hand basin and shower. The family bathroom completes this floor, featuring a bathtub, hand basin and W.C.

Externally, the property boasts a spacious rear garden laid mainly to lawn with a generous patio area, perfect for outdoor dining and entertaining. To the front, there is off-street parking provided via a driveway, along with the added benefit of a single garage.



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

PROPERTY FLOORPLAN



Total area: approx. 119.4 sq. metres (1285.3 sq. feet)

Measurements:

Living Room
15'7" x 9'10"

Kitchen / Dining Room
10'4" x 25'9"

WC
5'8" x 2'11"

Bedroom One
15'10" x 8'10"

En-Suite
4'9" x 6'11"


Bedroom Two
13'6" x 8'5"

Bedroom Three
10'3" x 9'10"

Bedroom Four
6'8" x 9'0"

Bathroom
6'10" x 5'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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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