

SIGNATURE

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📍 Cosgrove Court, Newcastle Upon Tyne NE7 7NW

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Asking Price
£239,950

Signature North East is thrilled to present this charming 3-bedroom end-terraced home, situated in the desirable area of Newcastle upon Tyne. This property offers comfortable living, boasting a superb location with close proximity to the Newcastle Freeman Hospital, an array of shops and restaurants, as well as convenient transportation links via the Longbenton Metro Station. We warmly invite you to explore this wonderful home and the vibrant surroundings it has to offer.

Upon entering this home, you are greeted by a central hallway that provides access to the main principal rooms on the ground floor, including a conveniently located W.C. The first space you encounter is the open-plan kitchen/dining room, featuring an attractive arrangement of wall and base shaker-style units. The kitchen is well-appointed with integrated appliances, including a fridge/freezer, dishwasher, and washing machine. The dining area offers generous space for a family dining table. This seamlessly transitions to the living room, where natural light floods through the elegant French doors leading to the rear garden. This room provides ample space for any of your desired furnishings, creating a welcoming and functional living environment.

Ascending to the first floor, you will find two generously sized bedrooms, each capable of comfortably accommodating a double bed along with your preferred furnishings. Completing the first floor is the bathroom, which includes a bathtub, shower, and handbasin, providing a well-appointed and functional space for your daily needs.

Continuing your journey, you will encounter the impressive master bedroom, providing ample space to accommodate a king-size bed and your preferred furnishings. This bedroom includes a walk-in wardrobe, adding a touch of luxury and practicality. The ensuite is a highlight, featuring a walk-in shower, hand basin, and W.C.

Externally, to the rear of the home, you will find a spacious back garden predominantly laid with a lush lawn, complemented by a paved patio area—ideal for enjoying the summer months. This property further provides off-street parking through a driveway.



PROPERTY FLOORPLAN

Measurements:

Living Room
14'4" x 9'9"

Kitchen / Dining Room
15'10" x 8'0"

WC
5'2" x 2'6"

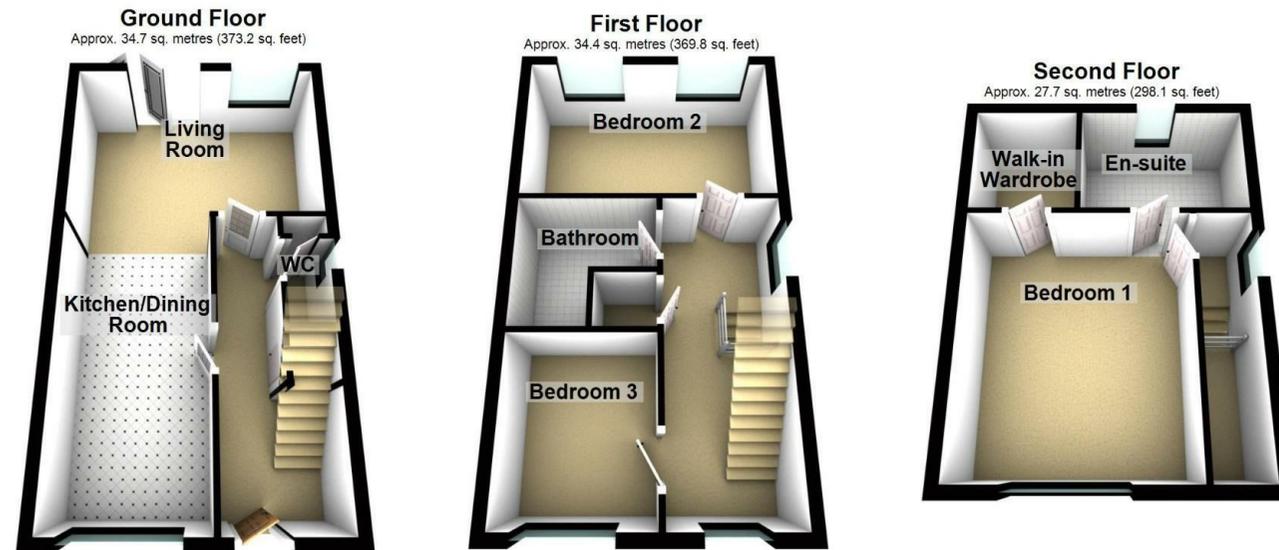
Bedroom One
13'5" x 11'9"

En Suite
9'0" x 6'0"

Bedroom Two
14'4" x 9'0"

Bedroom Three
9'0" x 7'7"

Bathroom
7'11" x 6'6"



Total area: approx. 96.7 sq. metres (1041.1 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Energy Efficiency Rating

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