

# SIGNATURE

## NORTH EAST

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📍 Edmund Road, Newcastle Upon Tyne NE27 0HF

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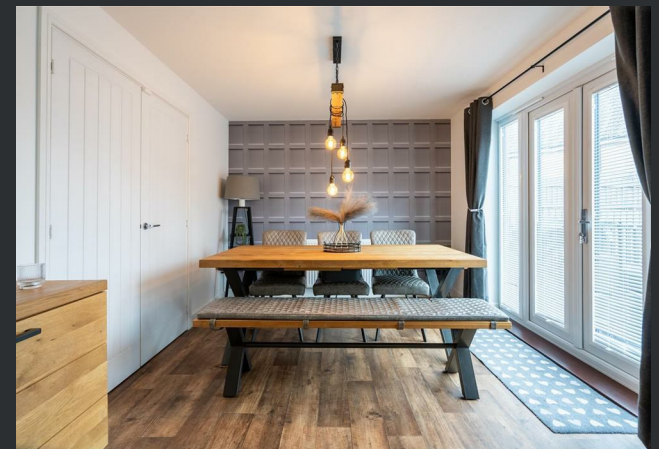
**Asking Price**  
**£365,000**

Signature North East is delighted to welcome to the market this four-bedroom detached property, ideally located on the sought-after area, Holystone. Situated in a vibrant residential area, this home is perfect for families, benefiting from nearby reputable schools, green spaces, and local parks such as the Rising Sun Country Park. Excellent transport links, including the A19, provide seamless access to Newcastle City Centre and surrounding towns. Just a short drive away, Silverlink Retail Park offers an array of shops and eateries.

Upon entering the home, you are welcomed into a central hallway that provides access to a convenient W.C. and a cosy snug area, ideal for relaxing or as a versatile second reception space. The main living room offers ample space for your desired furnishings and features a bright bay window that floods the room with natural light. Double doors lead through to the open-plan kitchen and dining area, which comfortably accommodates a dining table. The kitchen itself boasts an impressive range of wall and base units, complete with sleek countertops and integrated appliances including a fridge freezer, dishwasher, washing machine, dryer, hob, and ovens. Elegant French doors open out to the rear garden, perfect for seamless indoor-outdoor living.

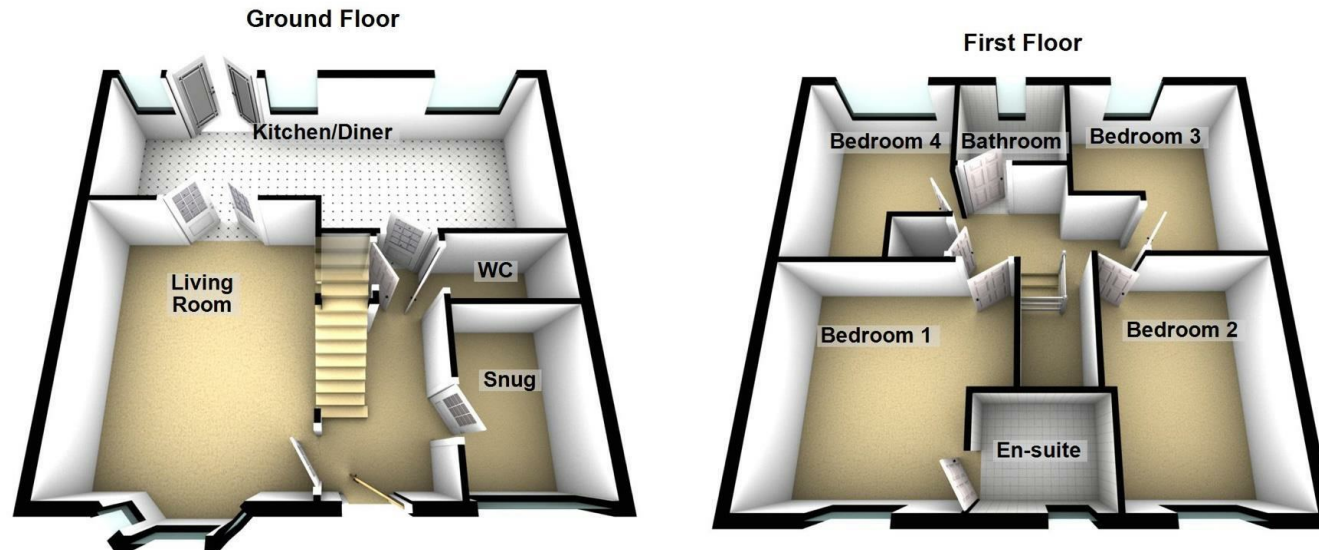
The first floor hosts four generously sized bedrooms, each able to accommodate a double bed and additional furnishings with ease. The primary bedroom further benefits from a stylish en-suite bathroom fitted with a shower, W.C., and hand basin. Completing this level is the main family bathroom, comprising a bathtub with overhead shower, hand basin, and W.C., offering convenience and comfort for the whole household. Additionally, the property benefits from a boarded loft with shelving, perfect for storage.

Externally, this fantastic property boasts a large rear garden, predominantly laid to lawn with a patio area and a generous raised decking space—ideal for entertaining or outdoor dining. The property also benefits from a garage, providing additional storage or secure parking. To the front, a private driveway offers off-street parking for two cars, and additional visitor bays are also available nearby.



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

# PROPERTY FLOORPLAN



Total area: approx. 122.2 sq. metres (1315.0 sq. feet)

## Measurements:

Living Room  
15'6" x 12'8"

Kitchen / Diner  
26'5" x 10'5"

Snug  
6'10" x 10'6"

WC  
6'10" x 3'4"

Bedroom One  
12'3" x 12'9"

En-Suite  
5'4" x 6'6"

Bedroom Two  
13'10" x 9'3"

Bedroom Three  
11'3" x 10'1"

Bedroom Four  
12'9" x 8'11"

Bathroom  
5'6" x 6'10"

## Energy Efficiency Rating

|                                                                                                                                          | Current   | Potential |
|------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs                                                                                              |           |           |
| (92 plus) <b>A</b>                                                                                                                       |           | <b>94</b> |
| (81-91) <b>B</b>                                                                                                                         | <b>85</b> |           |
| (69-80) <b>C</b>                                                                                                                         |           |           |
| (55-68) <b>D</b>                                                                                                                         |           |           |
| (39-54) <b>E</b>                                                                                                                         |           |           |
| (21-38) <b>F</b>                                                                                                                         |           |           |
| (1-20) <b>G</b>                                                                                                                          |           |           |
| Not energy efficient - higher running costs                                                                                              |           |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |           |           |





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