

# SIGNATURE

## NORTH EAST

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📍 Aspen Avenue, Newcastle Upon Tyne NE15 9FN



# Aspen Avenue, Newcastle Upon Tyne NE15 9FN

**Asking Price**  
**£212,500**

Signature North East welcomes you to this modern three-bedroom semi-detached home in Throckley. Built in 2022, the property is set within a convenient and well-connected residential area offering a range of local amenities, including shops and schools, alongside generous green space. The surroundings offer a lovely balance of modern living and natural scenery, with the picturesque Throckley Dene just a short distance away - ideal for peaceful walks and moments of calm.

Step through the entrance hall and into the spacious living room, which provides ample room for furnishings and features a stylish built-in mirror. A large window allows natural light to flood the space. Continue through to the kitchen, where attractive wall and base units are paired with sleek countertops and integrated appliances including a dishwasher, fridge-freezer, oven, hob, and extractor. French doors lead out to the rear garden, enhancing the brightness of the room. A convenient WC completes the ground floor.

Ascending to the first floor, you'll find three well-proportioned bedrooms. The principal bedroom is a generous double, while bedroom three benefits from built-in wardrobes for added storage. The family bathroom completes this level, featuring a bathtub with overhead shower, wash basin and WC.

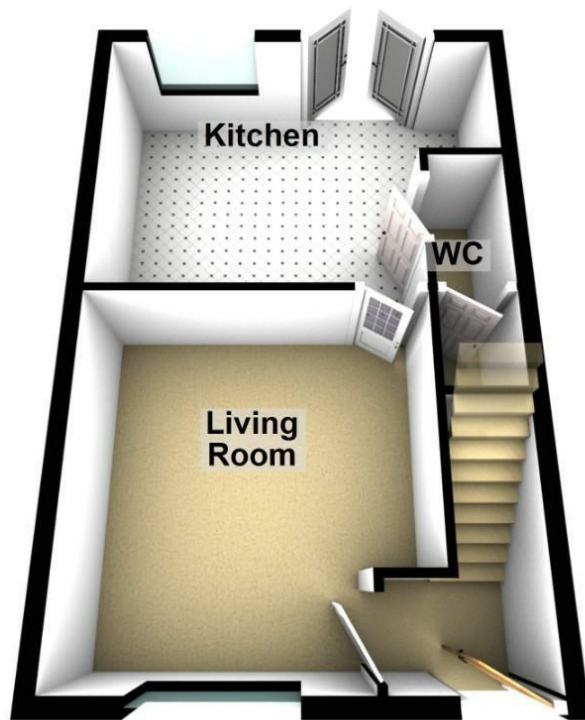
Externally, the property offers a well-sized rear garden laid to lawn and finished with a patio area, ideal for outdoor seating. To the front, convenient off-street parking is available for multiple vehicles via a spacious driveway.



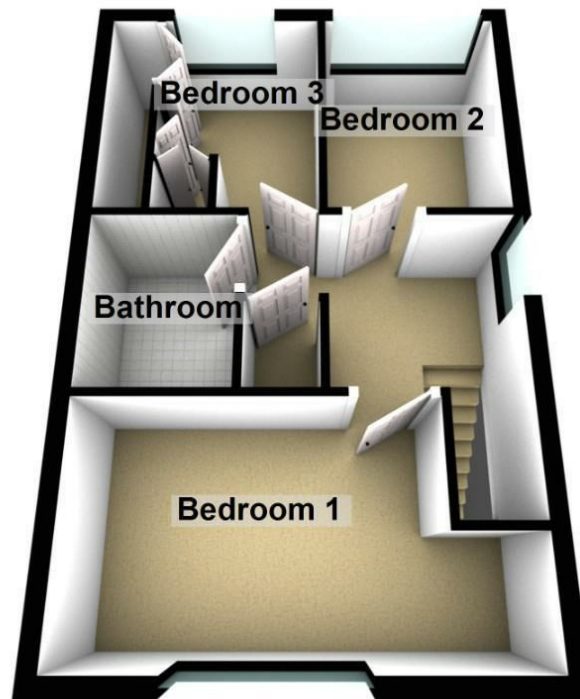
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 73.4 sq. metres (789.6 sq. feet)

## Measurements:

Living Room  
13'5" x 12'7"

Kitchen  
11'3" x 12'7"

W.C  
5'6" x 2'11"

Bedroom One  
8'7" x 12'7"

Bedroom Two  
9'0" x 6'8"

Bedroom Three  
9'0" x 6'4"

Bathroom  
6'8" x 5'6"

## Energy Efficiency Rating

|                                                                                                               | Current   | Potential |
|---------------------------------------------------------------------------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs                                                                   |           |           |
| (92 plus) <b>A</b>                                                                                            |           | <b>96</b> |
| (81-91) <b>B</b>                                                                                              | <b>84</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                                                                   |           |           |
| EU Directive 2002/91/EC  |           |           |

England & Wales









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