

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Viscount Close, Newcastle Upon Tyne NE27 0FP

# Viscount Close, Newcastle Upon Tyne NE27 0FP

**Asking Price**  
**£235,000**

Signature North East welcomes you to this well presented three-bedroom semi-detached home, ideally situated within the popular area of Shiremoor. The location offers excellent access to local shops, amenities, and public transport links, including Northumberland Park Metro. Convenient road connections to the A1 and A19 further enhance accessibility for commuters and those travelling across the region.

Step into the spacious living room which is well presented and benefits from large windows and French doors, allowing an abundance of natural light while offering direct access to the garden. A modern, fully fitted kitchen is positioned to the front of the property, featuring attractive wall and base units complimented by sleek countertops. A ground floor WC and cloak area with useful under-stair storage complete this level.

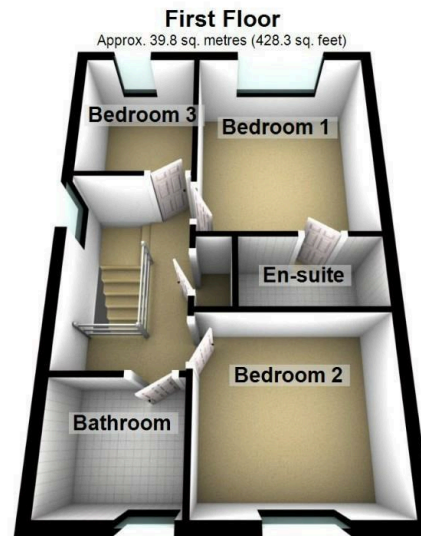
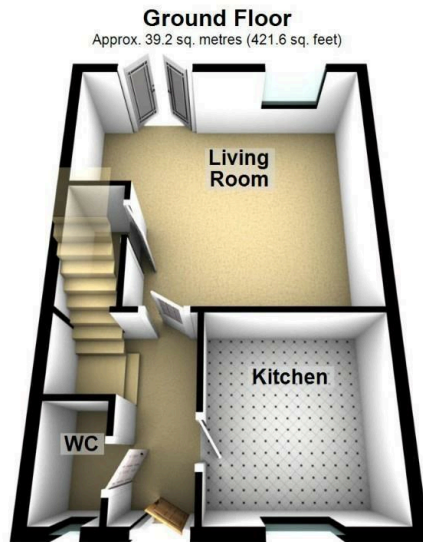
To the first floor, the property offers three well-proportioned bedrooms, including the main bedroom which benefits from its own en-suite shower room. The remaining bedrooms are served by a family bathroom which is complete with a bathtub, wash basin and WC.

Externally, the property benefits from a private rear garden laid with lawn and a patio path, perfect for outdoor relaxation. A separate garage is located to the rear, providing additional storage or parking.



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

# PROPERTY FLOORPLAN



Total area: approx. 79.0 sq. metres (850.0 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.

## Measurements:

Living Room  
16'8" x 15'1"

Kitchen  
9'9" x 9'2"

WC  
5'4" x 3'1"

Bedroom One  
11'7" x 9'10"


En Suite  
7'7" x 3'10"

Bedroom Two  
9'10" x 9'4"

Bedroom Three  
7'10" x 6'6"

Bathroom  
6'6" x 6'2"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</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 	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News