SIGNATURE

NORTH EAST

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

AWARDED Best Estate Agency North East England 2018 & 2019

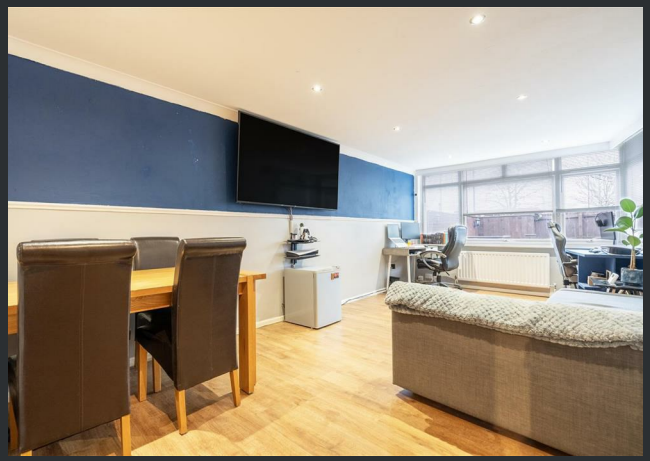


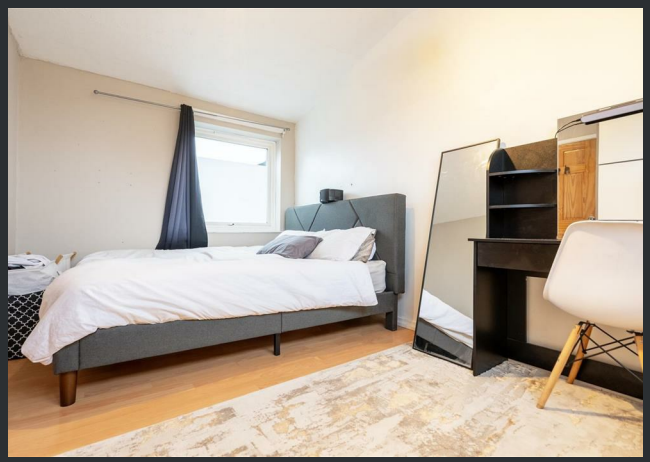
East Thorp, Newcastle Upon Tyne NE5 4HY

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Offers Over £100,000







Signature North East welcomes you to this three-bedroom end-terraced property, ideally located within the residential area of Newbiggin Hall. The property is conveniently positioned close to schools, green spaces and a range of local amenities. Westerhope Golf Club is nearby, along with a recently opened gym, while excellent transport links provide easy access to the A1 for commuting across the region.

The entrance hallway leads directly into a bright and inviting living room, where large windows flood the space with natural light. The kitchen is fitted with attractive wall and base units, complemented by sleek worktops, and enjoys direct access out to the rear garden, creating a practical and sociable layout.

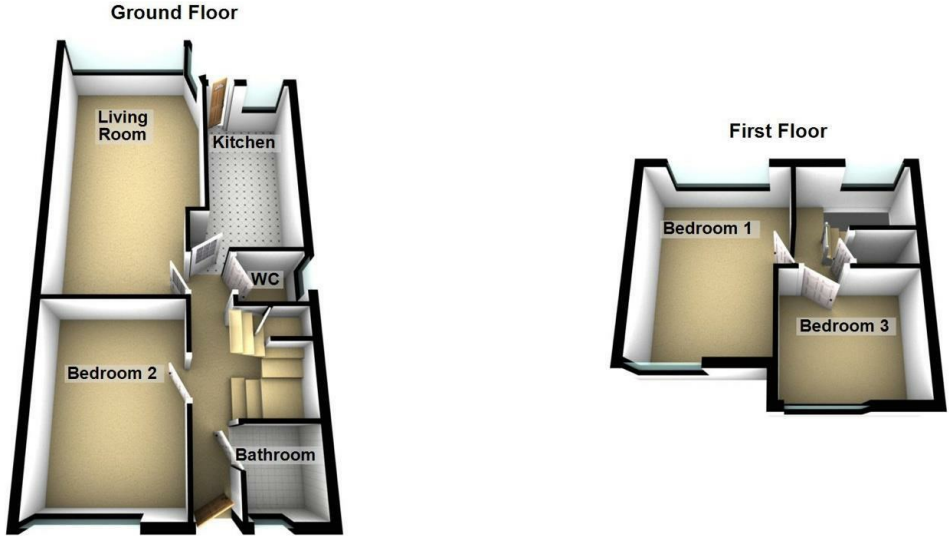
Continuing through the ground floor, you will find a well-sized double bedroom, offering flexible living arrangements. A convenient WC and the family bathroom, updated in 2023, complete the ground floor and feature a bathtub with overhead shower, wash basin and WC. To the first floor, there are two further well-proportioned double bedrooms, providing comfortable accommodation throughout. Please note that one of the first-floor bedrooms is constructed using non-standard construction. The property also benefits from a new boiler installed in 2024, offering added efficiency and peace of mind.

Externally, the property enjoys a well-sized garden, thoughtfully laid with patio and decking areas, ideal for outdoor dining and entertaining. Off-street residential parking is available to the rear of the property, adding to the overall convenience of this appealing home.

Please note, the garden boundaries fall within council ownership. Due to the non-standard construction of one of the first-floor bedrooms, the property is available to cash buyers only.

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

PROPERTY FLOORPLAN



Total area: approx. 75.8 sq. metres (816.2 sq. feet)

Measurements:

Living Room
20'11" x 11'0"

Kitchen
13'7" x 7'9"

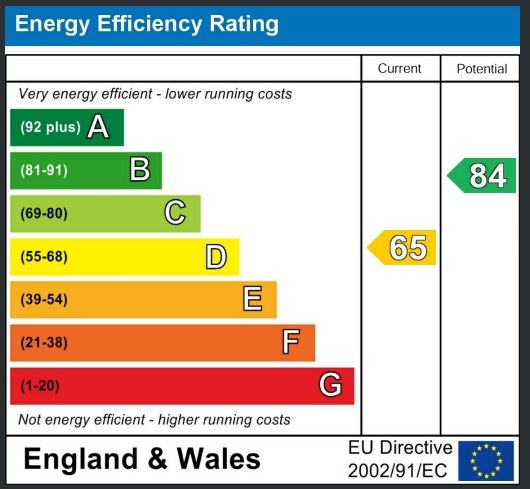
WC
4'7" x 3'1"

Bedroom One
12'8" x 8'9"

Bedroom Two
12'9" x 9'7"

Bedroom Three
7'10" x 8'9"

Bathroom
5'4" x 4'7"











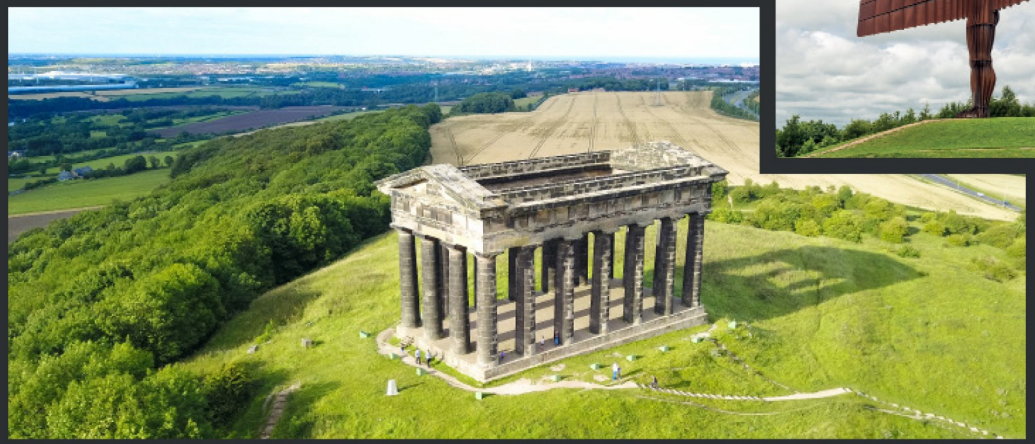
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