

SIGNATURE

NORTH EAST

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📍 Viscount Close, Tyne And Wear NE27 0FP

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Asking Price
£300,000

Signature North East proudly presents this exquisite three-bedroom detached home, ideally situated on Viscount Close within the popular Earsdon View development. This beautifully presented property showcases meticulous attention to detail throughout and enjoys close proximity to the coast, excellent restaurants and well-regarded schools. The home also benefits from superb transport links, with easy access to Newcastle city centre and the coastline via Shiremoor Metro Station.

Step into the central hallway, providing access to a convenient W.C. and a spacious living room flooded with natural light. The sizable living room allows for versatile furnishing arrangements, creating a welcoming space for relaxation. Moving forward, the open plan kitchen/diner boasts attractive shaker style units, integrated oven and hob and French doors opening to the rear garden. A perfect setting for family meals, the dining area can comfortably accommodate a large table, while an adjacent utility room adds to the convenience of this well-designed home.

Continuing your journey, you will find three bedrooms, with two easily accommodating double beds and furnishings. The third bedroom can accommodate a single bed with additional furnishings. The primary bedroom benefits from an ensuite featuring a shower, hand basin and W.C. The home is completed by a stylish main bathroom, featuring a bathtub, hand basin and W.C.

Stepping outside, the property benefits from a south-facing rear garden, mainly laid to lawn with a patio area, ideal for enjoying the outdoors. The home also benefits from a garage and a driveway providing off-street parking for one vehicle, in addition to on-street parking bays for visitors.

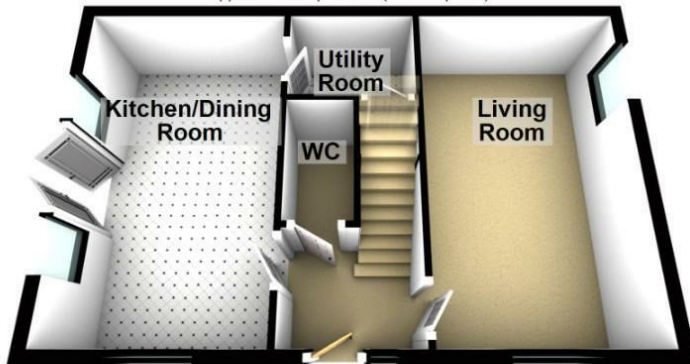


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

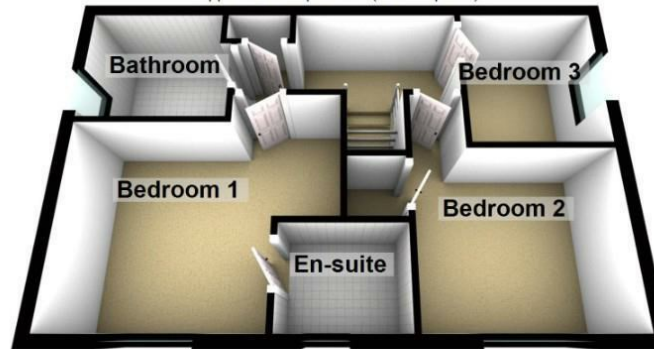
Ground Floor

Approx. 41.9 sq. metres (451.1 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



Total area: approx. 83.6 sq. metres (899.9 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
16'11" x 10'0"

Kitchen / Dining Room
16'6" x 9'11"

Utility Room
6'4" x 4'7"

WC
6'1" x 3'2"

Bedroom One
13'5" x 11'8"

En Suite
6'3" x 4'11"

Bedroom Two
11'8" x 10'2"

Bedroom Three
7'6" x 7'0"

Bathroom
7'6" x 6'1"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	78	
(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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