

# SIGNATURE

## NORTH EAST

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📍 Roseberry Grange, Newcastle Upon Tyne NE12 9DD

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## £675 Per Calendar Month

Signature North East proudly present this well-positioned end terrace bungalow, ideally located in Palmersville. The property opens into a bright and spacious living room, offering ample space for a range of furnishings, and flows through to the kitchen, which is fitted with a range of wall and base units. The kitchen will also benefit from a newly installed oven and hob, alongside a fridge freezer and washer/dryer. To the upper level, there is a mezzanine-style bedroom complete with fitted sliding door wardrobes. Completing the property is the bathroom, featuring a bath with shower over, a newly fitted shower screen, hand basin and W.C.

Further enhancements to the property include the installation of new radiators throughout. There is also parking available directly outside the property.

Situated in a convenient location, the property is just moments from Palmersville Metro station, making it ideal for commuters. The area benefits from a range of local amenities, including shops, schools and leisure facilities, as well as nearby road links providing easy access to Newcastle city centre and the coast.

Available May 2026  
Tenancy Term: 12 months  
Council Tax Band: A  
£675.00 PCM

### TENANCY APPLICATION FEES:

To reserve this property, a refundable holding deposit of one week's rent is required, on move in, this will be deducted from your first months rent. A damage deposit for the property is compulsory and is equivalent to 5 week's rent.

### NOTICE REGARDING FREE STANDING GAS & ELECTRIC APPLIANCES:

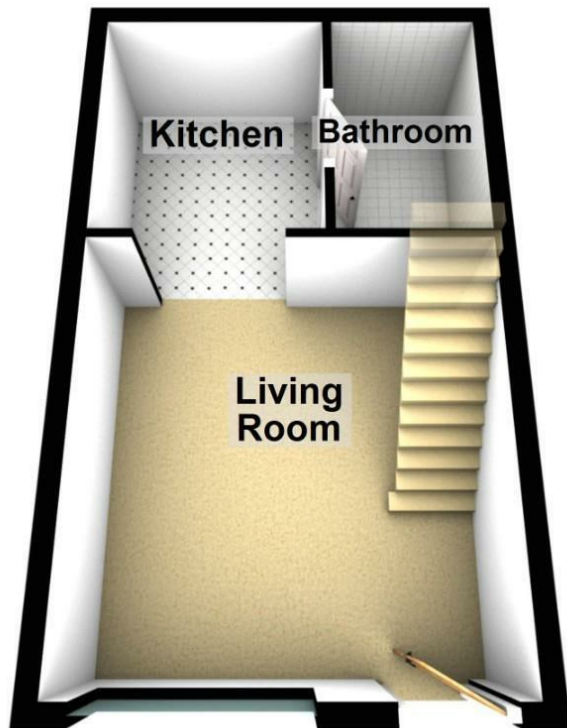
Any free standing appliances shown on photographs or present on viewings may not be included in the tenancy. Please obtain confirmation in writing from our office as to the inclusion of any appliances which you require included within the tenancy, before you proceed with an application for any property.



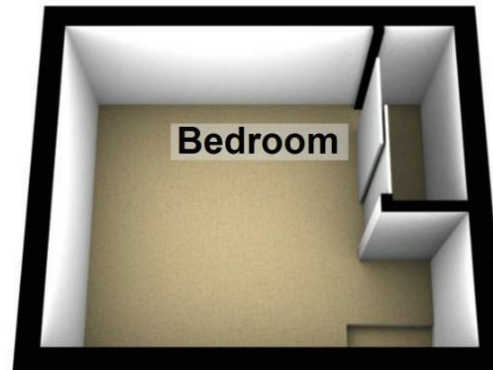
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

**Ground Floor**



**First Floor**



Total area: approx. 36.1 sq. metres (388.4 sq. feet)

## Measurements:

Living Room  
13'6" x 13'0"

Kitchen  
7'11" x 7'8"


Bathroom  
8'3" x 5'0"

Bedroom  
9'3" x 10'9"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC 





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