

# SIGNATURE

## NORTH EAST

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📍 Carlton Road, Newcastle Upon Tyne NE12 8BE

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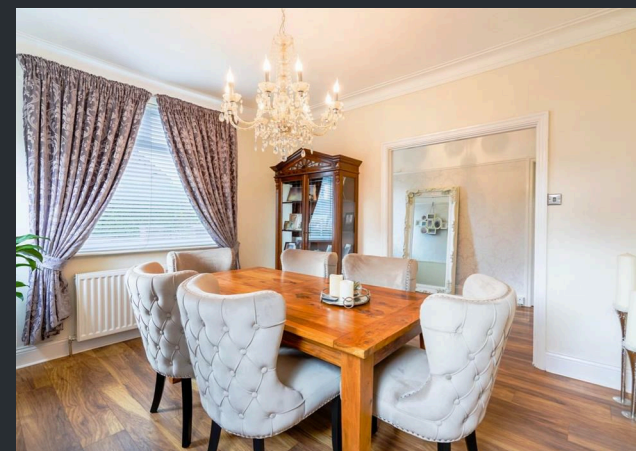
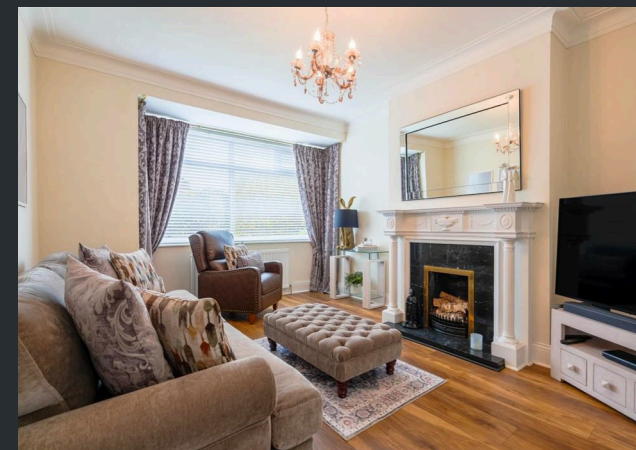
**Asking Price**  
**£380,000**

Signature North East are delighted to welcome this well-presented three-bedroom semi-detached, double fronted corner home to the market, ideally located in Benton. This fantastic property enjoys a prime position within walking distance of both Four Lane Ends and Benton Metro stations, providing excellent transport links across the North East, including easy access to Newcastle city centre and the coast. Situated just off Front Street leading to Gosforth, the home benefits from a wide range of local amenities. It is also perfectly suited to families, with well-regarded schools nearby including Longbenton High School and St. Mary's Catholic School.

Upon entering, you are welcomed via a central hallway leading into the dining room, where a charming fireplace creates a lovely focal point and large windows allow for an abundance of natural light. The spacious living room follows, offering ample room for a range of furnishings, complete with a striking fireplace and a large window that enhances the bright and airy feel. The kitchen flows seamlessly into a conservatory area, forming an open-plan space that is both light and inviting. The kitchen is fitted with a range of base and wall units, sleek worktops, and a breakfast bar ideal for casual dining, along with integrated appliances including a double oven, microwave, coffee machine, and fridge freezer. The conservatory provides a relaxing setting, with elegant French doors opening out to the garden. A convenient W.C. completes the ground floor.

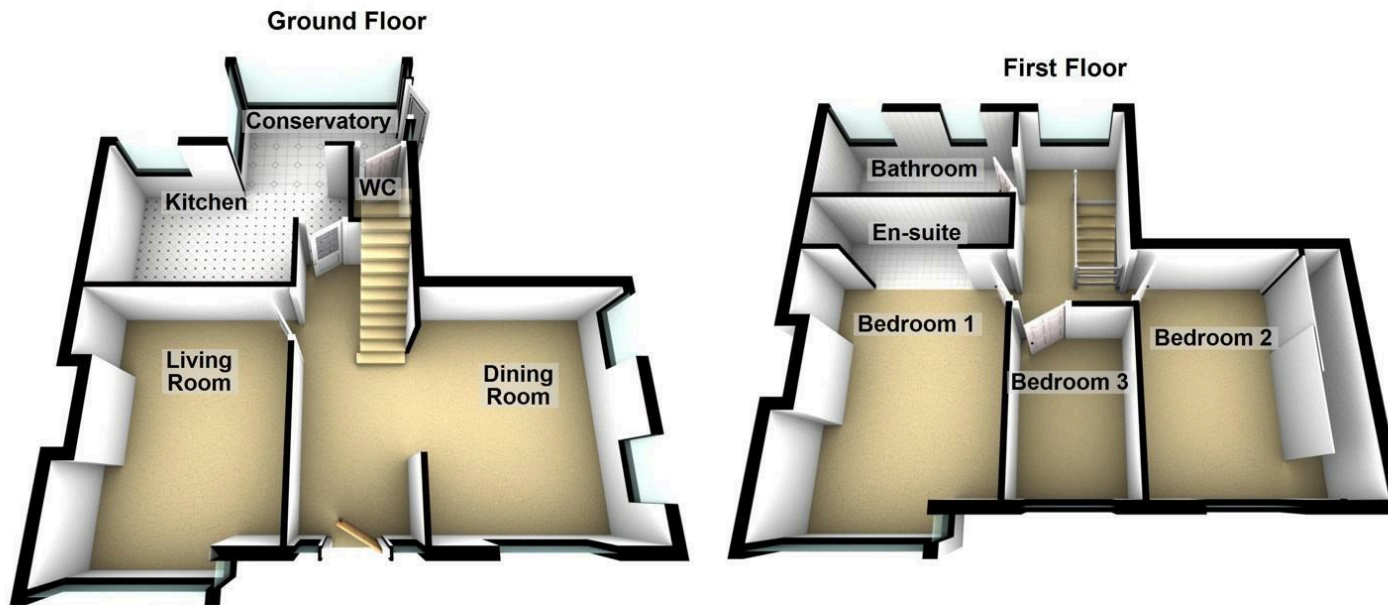
To the first floor, there are three bedrooms. Bedrooms one and two comfortably accommodate double beds and additional furnishings, with the principal bedroom benefitting from an ensuite comprising a shower, W.C. and hand basin. Bedroom two also features fitted sliding door wardrobes. Bedroom three is ideal as a single bedroom with additional furnishings. The accommodation is completed by a stylish family bathroom fitted with a bathtub, handheld shower, hand basin and W.C.

Externally, the property boasts a generous garden mainly laid to lawn, along with a decking area that is perfect for outdoor furniture and entertaining. Further benefits include off-street parking via a driveway and a garage, adding to the practicality of this fantastic home.



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

# PROPERTY FLOORPLAN



Total area: approx. 112.4 sq. metres (1210.0 sq. feet)

## Measurements:

Living Room  
13'1" x 11'4"

Dining Room  
13'1" x 11'1"

Kitchen  
9'0" x 14'6"

Conservatory  
10'11" x 6'0"

WC  
3'3" x 5'7"

Bedroom One  
13'1" x 11'1"


En Suite  
11'1" x 2'11"

Bedroom Two  
13'1" x 8'10"

Bedroom Three  
6'7" x 9'10"

Bathroom  
5'8" x 11'0"

## Energy Efficiency Rating

|   | Current | Potential   |
|---|---------|---|
| Very energy efficient - lower running costs |         |   |
| (92 plus) <b>A</b>                          |         |   |
| (81-91) <b>B</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 |         |   |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC  |





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