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CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Hawthorn Mews

NEWCASTLE UPON TYNE, NE3 4DA

OFFERS OVER

£160,000

2 BEDROOMS · 1 BATHROOMS · 1 RECEPTIONS

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THE PROPERTY

Hawthorn Mews

OFFERS OVER £160,000 · LEASEHOLD

Signature North East are delighted to welcome this well-presented two-bedroom ground floor flat to the market, ideally located in the heart of central Gosforth. The property enjoys easy access to a fantastic range of local amenities including supermarkets, cafés, restaurants, gyms and retail facilities. Excellent transport links and nearby road networks provide convenient access to Newcastle city centre, the Coast Road and surrounding areas, while nearby parks and green spaces make the location ideal for professionals, couples and families alike.

Upon entering the property, you are welcomed into a central hallway which also provides access to convenient storage cupboards. The spacious living room offers ample space for the desired furnishings and benefits from a charming box window, creating a bright and inviting atmosphere. The open plan layout flows seamlessly into the kitchen, which features an attractive range of wall and base units complemented by generous worktop space, along with integrated appliances including an oven and hob.

Continuing through the property, there are two well-proportioned bedrooms, with bedroom one able to accommodate a double bed and bedroom two suitable for a single bed alongside additional furnishings. Completing the internal accommodation is the bathroom, fitted with a bathtub and overhead shower, hand basin and W.C.

Externally, the property benefits from a large shared residents' garden, providing excellent outdoor space to enjoy. The home also offers off-street parking with a parking space for added convenience.





KEY FEATURES

- Well-presented two-bedroom ground floor flat located in central Gosforth, close to shops, cafés, gyms, restaurants & other local amenities
- Excellent transport links with easy access to Newcastle city centre, the Coast Road & surrounding areas
- Useful built-in storage cupboards
- Shared residents' garden
- Off-street parking space

- Council Tax Band C
- EPC Rating D









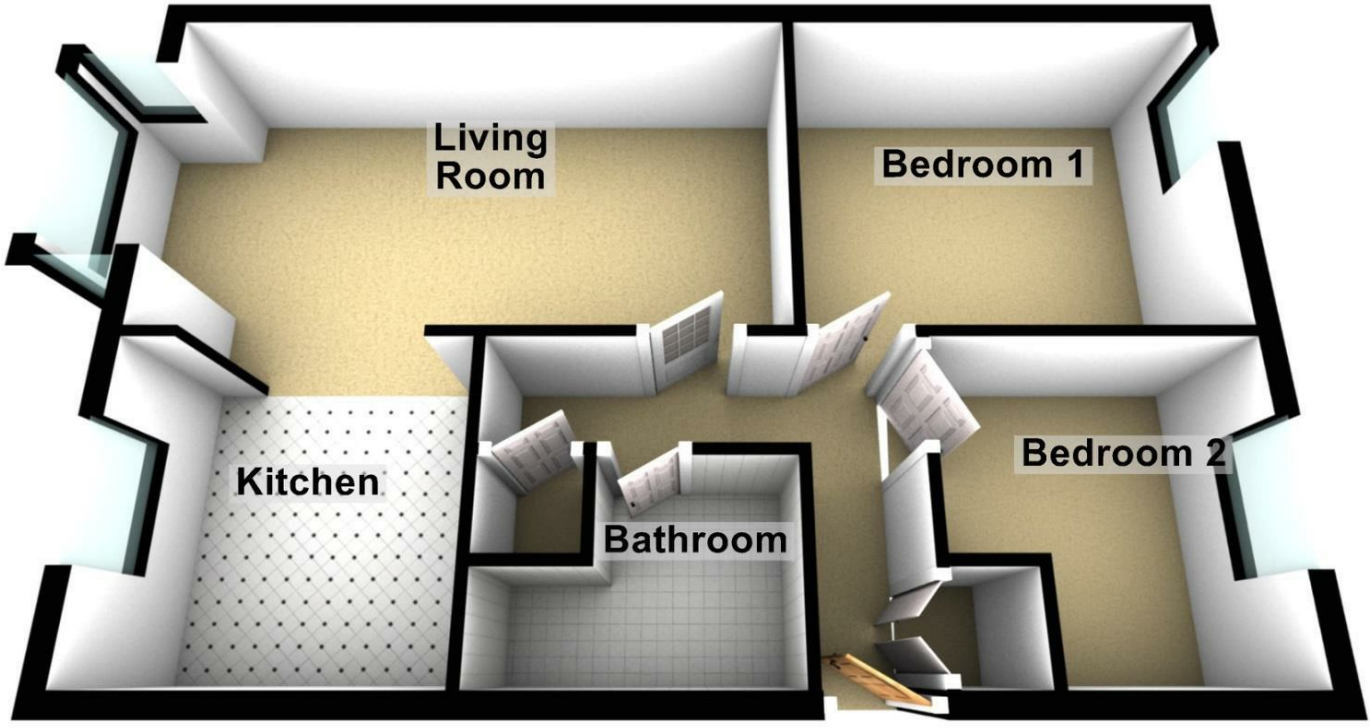
ACCOMMODATION

Room Dimensions

Living Room	2.96 x 5.42 (9'8" x 17'9")
Kitchen	2.69 x 2.82 (8'9" x 9'3")
Bedroom One	2.96 x 3.6 (9'8" x 11'9")
Bedroom Two	2.7 x 2.64 (8'10" x 8'7")
Bathroom	2.45 x 1.72 (8'0" x 5'7")

FLOOR PLAN

Ground Floor



Total area: approx. 53.3 sq. metres (573.6 sq. feet)

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