

# SIGNATURE

## NORTH EAST

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📍 Acorn Drive, Newcastle Upon Tyne NE12 5AS



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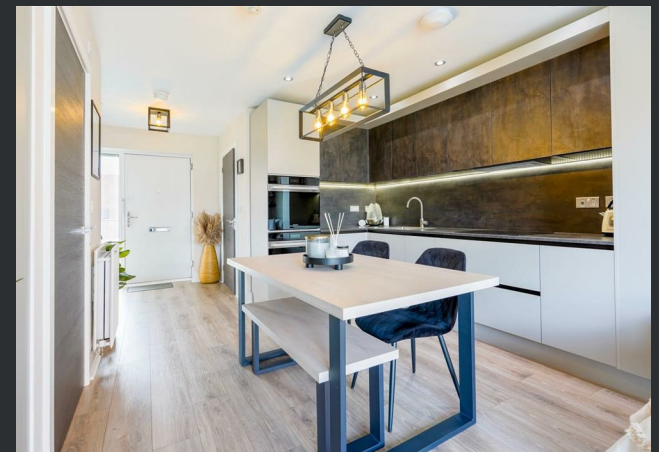
**Asking Price**  
**£210,000**

Signature North East is delighted to welcome to the market this beautifully presented two-bedroom semi-detached home, ideally located on Acorn Drive in Camperdown, just off Killingworth Way. Positioned within the popular Camperdown development, the property enjoys convenient access to a wide range of local amenities, supermarkets and leisure facilities in nearby Killingworth. Excellent transport links provide easy connections to Newcastle city centre, Cramlington and the wider region, while well-regarded schools and nearby green spaces, including Weetslade Country Park, make this an appealing location for families and professionals alike.

Stepping inside, you are welcomed into a stylish open-plan kitchen/diner, fitted with a modern range of wall and base units and offering space for a dining table, creating an ideal setting for both everyday living and entertaining. An understairs storage cupboard provides additional practicality. The kitchen seamlessly flows into the spacious living area, which offers ample room for furnishings and benefits from bi-fold doors opening onto the rear garden. A convenient ground floor W.C. completes the accommodation on this level.

To the first floor, there are two generously sized bedrooms, both capable of accommodating a double bed alongside additional furnishings. Bedroom two further benefits from fitted cupboards, providing excellent storage solutions. Completing the first floor is the contemporary family bathroom, fitted with a bathtub with overhead shower, hand basin and W.C.

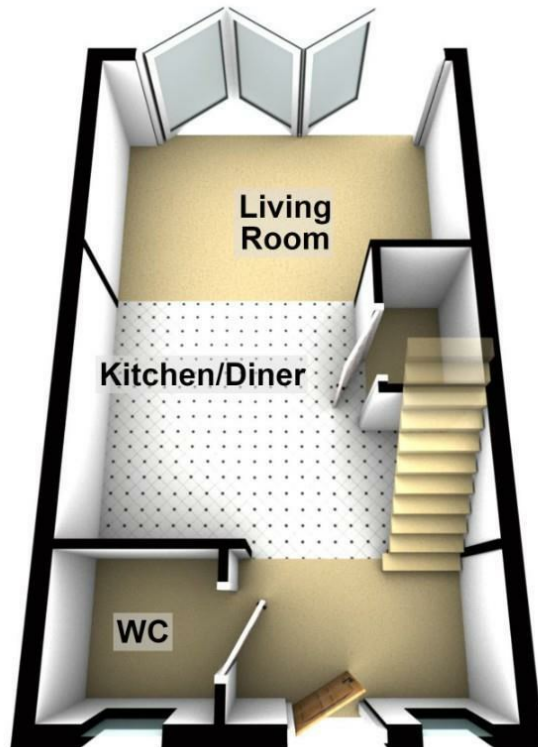
Externally, the property boasts a substantial rear garden, predominantly laid to lawn with a generous patio area, providing the perfect space for outdoor furniture, entertaining and enjoying the warmer months. To the front, a driveway offers private off-street parking.



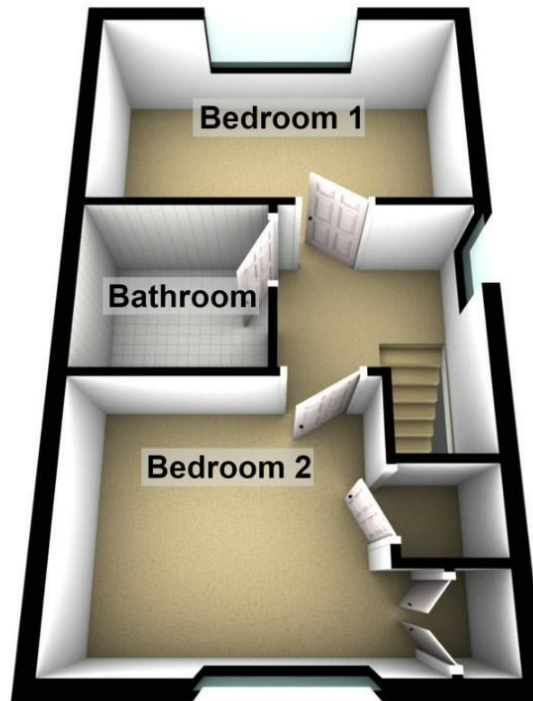
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 65.9 sq. metres (709.7 sq. feet)

## Measurements:

Living Room  
14'5" x 8'4"

Kitchen / Diner  
10'7" x 10'8"

W.C  
5'1" x 5'3"

Bedroom One  
8'6" x 14'5"

Bedroom Two  
9'4" x 12'4"

Bathroom  
5'6" x 6'9"

## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>96</b> |
| (81-91) <b>B</b>                            | <b>83</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 |                                                                                                               |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |









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