

SIGNATURE

NORTH EAST

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Great North Road, Newcastle Upon Tyne NE3 2DQ

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Offers Over £335,000

Signature North East is delighted to welcome to the market this well-presented three-bedroom semi-detached home, ideally located on Great North Road in the highly sought-after area of Gosforth. This fantastic location is just a five-minute walk from Regent Centre Metro Station, providing direct links to Newcastle city centre, Sunderland and the coast. Excellent bus routes offer convenient travel to Morpeth, Cramlington, Blyth and Haymarket Bus Station, while the A1 is just a five-minute drive away. The property is perfectly positioned for families, with Gosforth Academy only a short walk away, and Gosforth High Street, home to a fantastic selection of cafés, pubs, restaurants and shops, just ten minutes on foot.

Upon entering the property, you are welcomed into a central hallway leading through to the living room, filled with natural light from a large window and featuring a charming mantelpiece as a focal point. To the rear is a generous open-plan kitchen and dining area, offering ample space for a dining table, making it ideal for both everyday living and entertaining. The kitchen is fitted with an excellent range of attractive wall and base units, complemented by sleek worktops and integrated appliances including an oven and hob. From here there is access to the garage, while the dining area flows seamlessly into the conservatory, enjoying pleasant views over the rear garden.

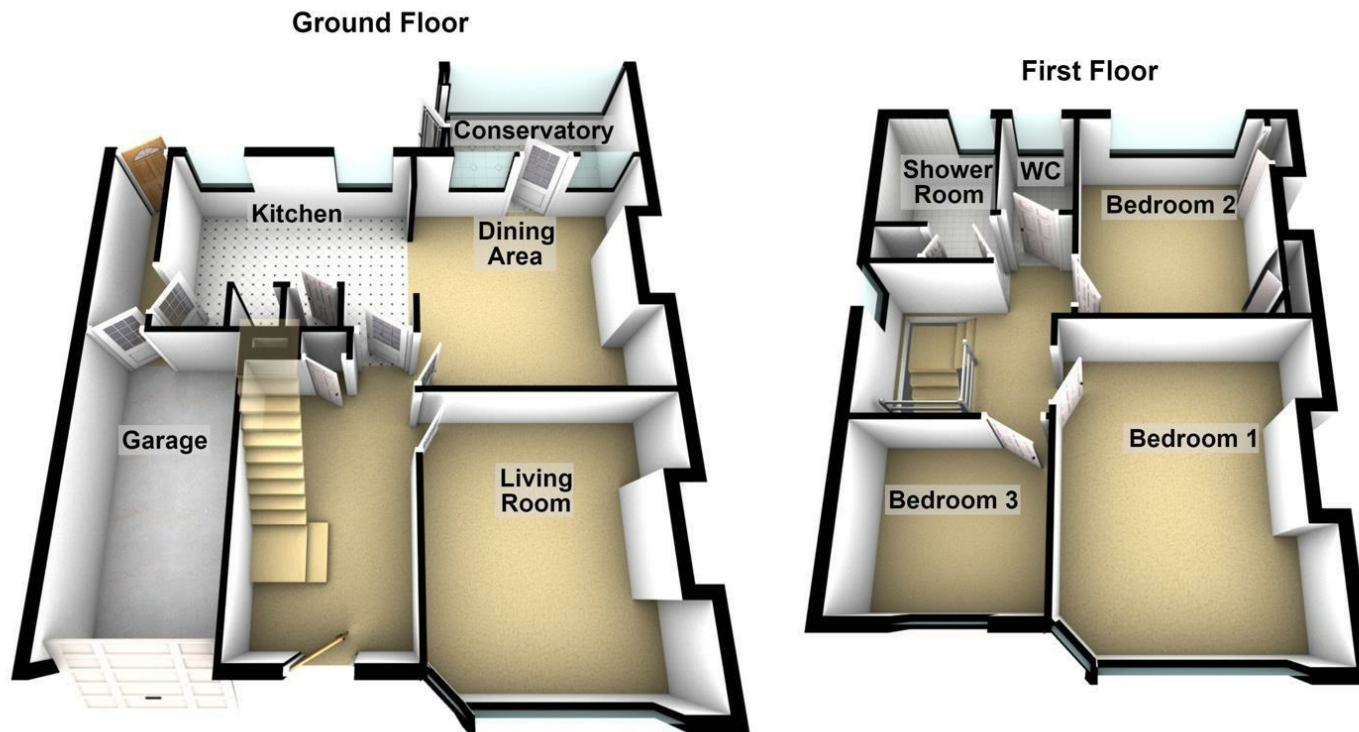
Ascending to the first floor, you will find three bedrooms, each comfortably accommodating a double bed along with additional furnishings. Bedroom two benefits from fitted cupboards, providing excellent storage space. Completing the accommodation is a shower room, fitted with a shower, hand basin and a separate W.C.

Externally, the property boasts a generous rear garden, mainly laid to lawn, offering plenty of space for outdoor furniture. To the front, there is a driveway providing off-street parking, along with the added benefit of a single garage.



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

PROPERTY FLOORPLAN



Total area: approx. 129.4 sq. metres (1392.9 sq. feet)

Measurements:

Living Room
12'4" x 13'11"

Kitchen
13'1" x 10'3"

Dining Area
12'4" x 13'5"

Conservatory
10'3" x 5'9"

Bedroom One
12'4" x 13'8"

Bedroom Two
10'7" x 12'10"

Bedroom Three
8'6" x 8'4"

Shower Room
5'8" x 5'8"

WC
3'11" x 5'0"

Energy Efficiency Rating

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

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