


# SIGNATURE

## NORTH EAST

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 Feetham Avenue, Newcastle Upon Tyne NE12 9QL

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**£115,000**

Signature North East are delighted to welcome to the sales market this spacious two bedroom semi detached property located on Feetham Avenue, Forest Hall.

The generous accommodation on offer begins with a welcoming entrance hall, stairs to the first floor and under stairs storage cupboard. A well equipped, modern open plan kitchen benefits from a good range of units, some integrated appliances and a breakfast bar, leading to the dining room and lounge with French doors leading into the conservatory.

To the first floor there are two double bedrooms and a stylish four piece bathroom suite.

Externally to the front is a low maintenance garden and a westerly backing garden landscaped to a high standard with a private aspect.

This property is in excellent condition throughout and would suit those looking to purchase in the area.

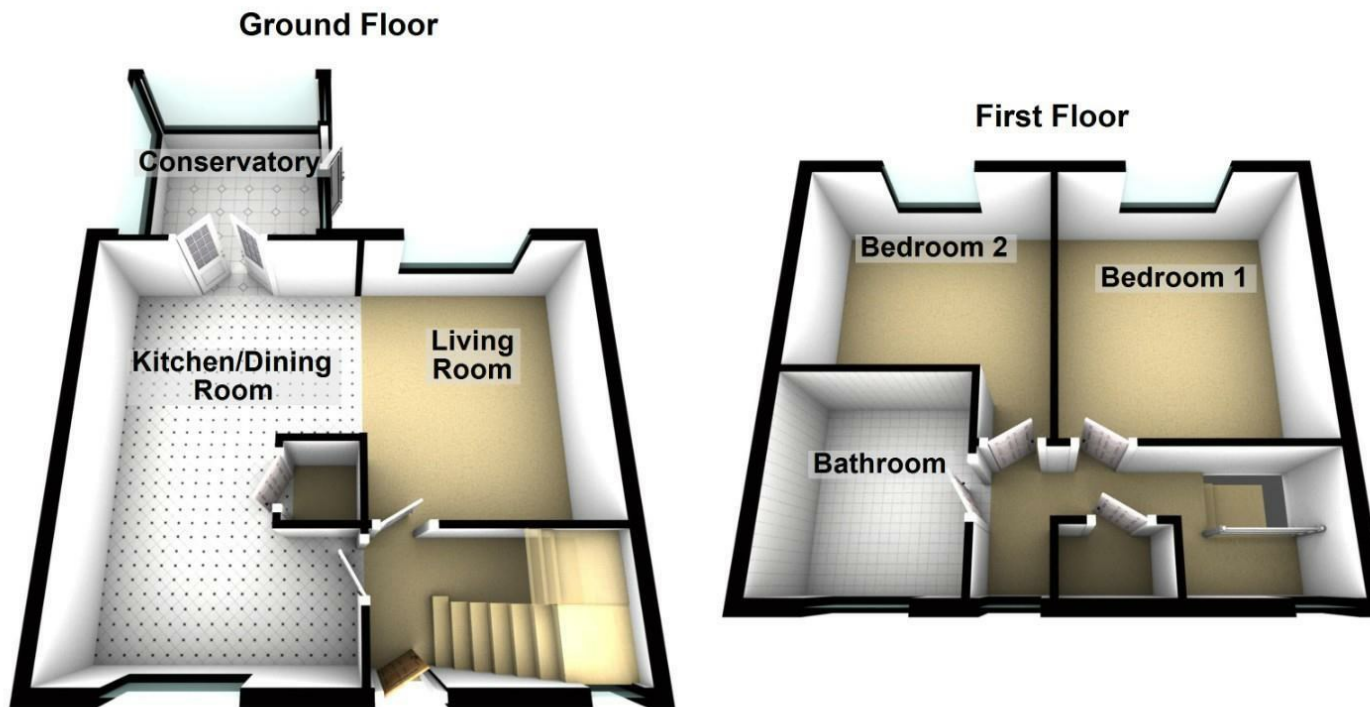
We are advising early inspection of this wonderful home to truly appreciate the location and space on offer.

Forest Hall is a popular village located to the North East of Newcastle City Centre and offers a wealth of local amenities including schooling for all ages, a variety of shops, take away food outlets, restaurants, supermarkets, a library and health centre. The transport links are excellent with numerous regular bus routes less than a five minute walk from the property and a Metro Station and A19 both within a mile.



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

# PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Kitchen / Dining / Living Room  
22'7" x 18'9"


Conservatory  
9'3" x 9'2"

Bedroom One  
12'9" x 11'2"

Bedroom Two  
12'8" x 11'1"

Bathroom  
8'9" x 7'10"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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