


SIGNATURE

NORTH EAST

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 East Farm Mews, Newcastle Upon Tyne NE27 0FB

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£349,950

Signature North East is proud to welcome this immaculately presented three bedroom property onto the sales market, situated within East Farm Mews, Backworth. This property has been updated by the current owner to a very high standard and boasts spacious living, three large double bedrooms and a private South facing landscaped garden to the rear.

Beginning in a welcoming entrance hall with WC, there is access into the well proportioned living room to the right. This dual aspect space benefits from a wealth of light to illuminate the room, as well as providing access to the garden via french doors. Into the dining kitchen to the other side of the building, there is full range of fitted wall and floor units with granite counter tops. There is also a large island which houses the integrated microwave, double wine fridge and an over hang for casual dining. The kitchen also boasts integrated fridge, freezer, oven and hob and dishwasher, and also ample space for formal dining.

Up to the first floor finds the principle bedroom which spans the entire width of the home with fitted storage and a stunning en-suite shower room. There is also an additional two large double bedrooms and the main family bathroom with shower over the bath. Also on the first floor landing is access into the partially boarded loft.

Externally this property has off street parking and an integral garage to the front and a fully landscaped maintenance free South facing garden, with an astro turf lawn and multiple areas for alfresco entertaining.

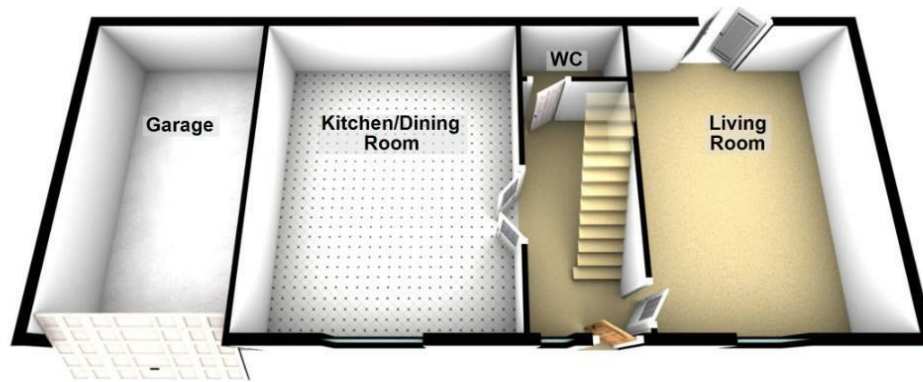
Contact Signature North East today for a viewing on 0191 2513344.



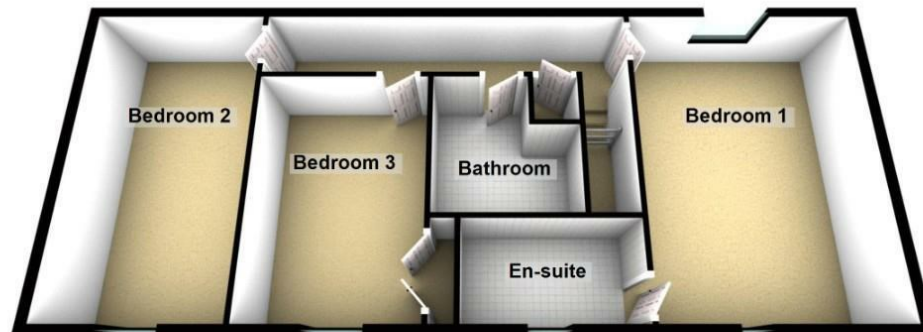
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor



First Floor



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:

Living Room
18'7" x 13'7"

Kitchen / Dining Room
18'6" x 15'4"

Bedroom One
18'7" x 13'10"

Bedroom Two
18'7" x 10'2"

Bedroom Three
14'7" x 10'0"

Bathroom
8'5" x 8'5"

En Suite
10'0" x 5'8"

WC
6'3" x 3'6"

Garage
18'7" x 10'2"

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		

England & Wales

EU Directive
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