

SIGNATURE

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 Holyfields, Newcastle Upon Tyne NE27 0EY

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Offers Over £215,000

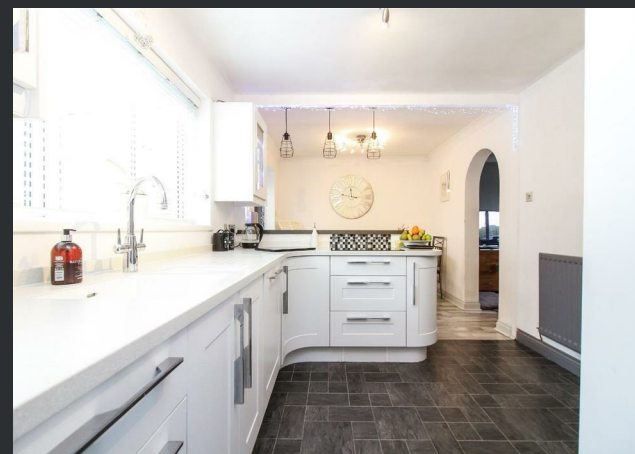
Available to the sales market is this 'turn-key' three-bedroom detached family home on the ever-popular Holyfields, West Allotment. This leasehold property boasts spacious living, modern décor and styling throughout, with ample off-street parking to the front.

Upon entering the property is an entrance hallway with a storage cupboard and access into the living room to the front of the property. This space benefits from a large window with a very private aspect and is also illuminated with natural daylight. Through to the open plan kitchen diner are a full range of fitted wall and floor units in a matt white finish with white countertops. There is also a variety of integrated appliances. Beyond the kitchen is a separate utility room and W.C. There is also a large conservatory which leads out to the private rear garden.

On the first floor finds the principal bedroom which benefits from an en-suite shower room. There is also an additional two double bedrooms and the main family bathroom on the first floor. There is also access into the loft area from the first-floor landing.

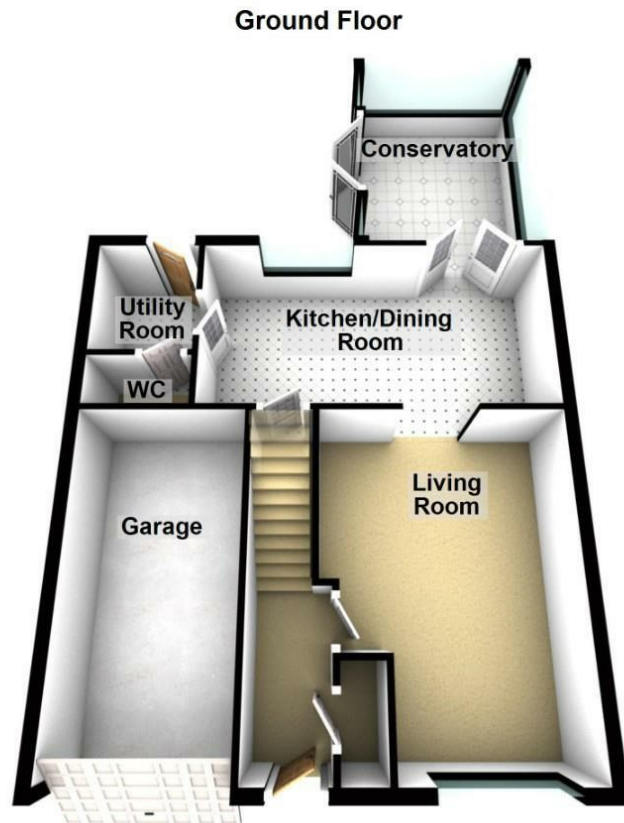
Externally, this property boasts a large sweeping driveway for parking multiple vehicles, along with the garage. To the rear finds a large lawned area with a raised deck for alfresco entertaining.

Contact Signature North East today for a viewing on 01912513344.



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:

Living Room
16'5" x 11'11"

Kitchen / Dining Room
18'1" x 9'0"

Conservatory
12'2" x 9'3"

Utility Room
6'0" x 5'3"

WC
5'3" x 2'10"

Bedroom One
11'7" x 11'6"


Bedroom Two
12'0" x 8'3"

Bedroom Three
12'0" x 9'2"

Bathroom
6'5" x 5'6"

En Suite
5'6" x 5'1"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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