


# SIGNATURE

## NORTH EAST

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 Viscount Close, Newcastle Upon Tyne NE27 0FP

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## Offers Over £237,500

Signature North East is proud to welcome this 'turn-key' move-in ready family home onto the sales market on the ever-popular Viscount Close, Earsdon View. This property boasts spacious living, modern decor throughout and a large south-facing garden.

Beginning in an entrance hallway is W.C and access into the spacious dining kitchen. The Kitchen has a full range of fitted wall and floor units in a two-tone finish with a variety of integrated appliances. There is also ample floor space for dining. Beyond the kitchen is a large living room, which benefits from french door access into the garden, which fills the room with natural daylight.

On the first floor finds the main bedroom above the garage, which has fitted wardrobes and a modern en-suite shower room. There is also an additional two double bedrooms and the family bathroom on this first floor. From the landing, there is access into the insulated loft space for storage.

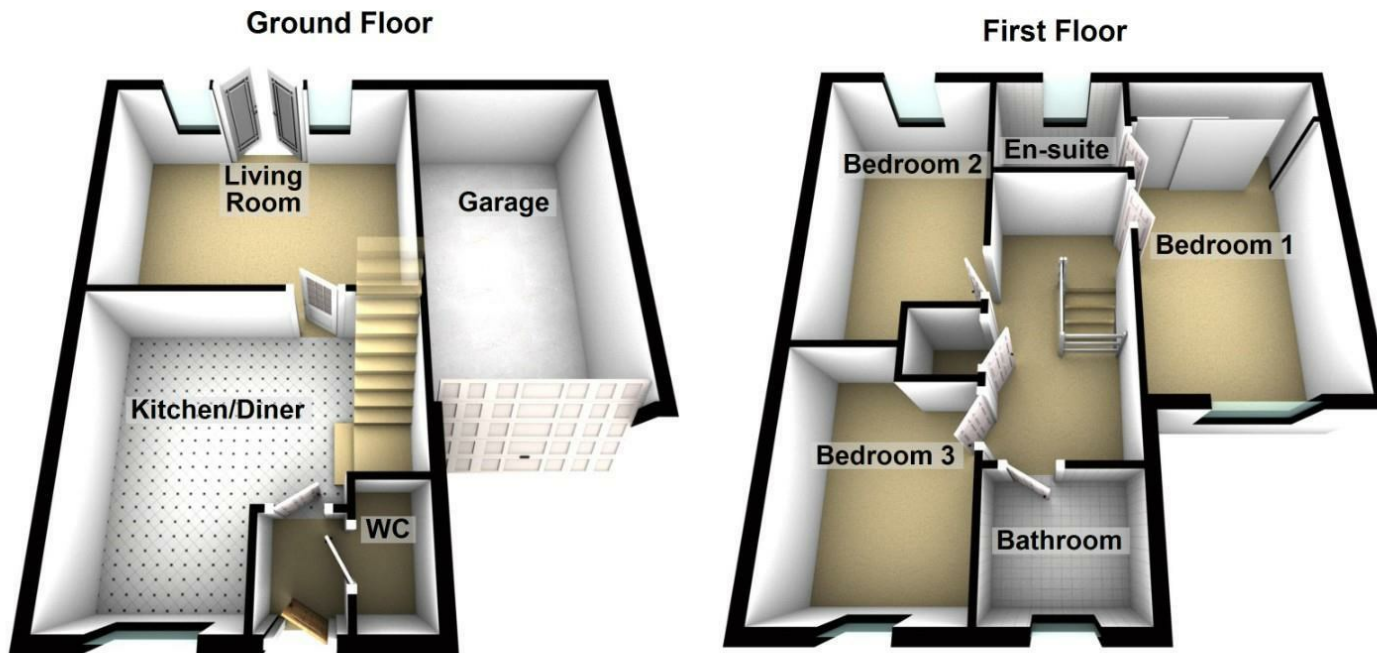
Externally this property has driveway parking and integral garage to the front, while the back of the property has a south-facing position with a large lawned garden with patio for alfresco entertaining.

Contact Signature North East today for a viewing on 0191 251 3344



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  
14'8" x 11'0"

Kitchen / Diner  
14'8" x 13'8"


Bedroom One  
16'4" x 9'3"

Bedroom Two  
13'11" x 8'1"

Bedroom Three  
10'9" x 8'1"

Bathroom  
6'3" x 5'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>78</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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