

SIGNATURE

NORTH EAST

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 Greenlee Drive, Newcastle Upon Tyne NE7 7GA

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Offers Over £345,000

Signature North East are delighted to offer a fantastic opportunity to acquire this freehold, beautifully presented family home ideally positioned in a quiet yet popular residential area.

Offering four double bedrooms, the property has been designed to a high standard throughout and is situated on a sought after plot.

Haydon Grange is situated close to many local amenities and is in the catchment for highly regarded and Ofsted rated local schooling. For the commuter, many regular buses are heading both North and South. The home is off the coast road and is within a ten-minute drive of the A1. Newcastle football training academy sits adjacent.

The generous and versatile accommodation on offer begins in an entrance hall with access to the w.c and living room, featuring a large bay window, illuminating the space with natural light. There is then an open plan dining kitchen with wall and floor units in an oak finish and a range of integral appliances such as a dishwasher and an American style fridge freezer with a water and ice dispenser. Completing the ground floor is a convenient utility room and the well-lit sunroom with a fire stove, perfect for cosy evenings.

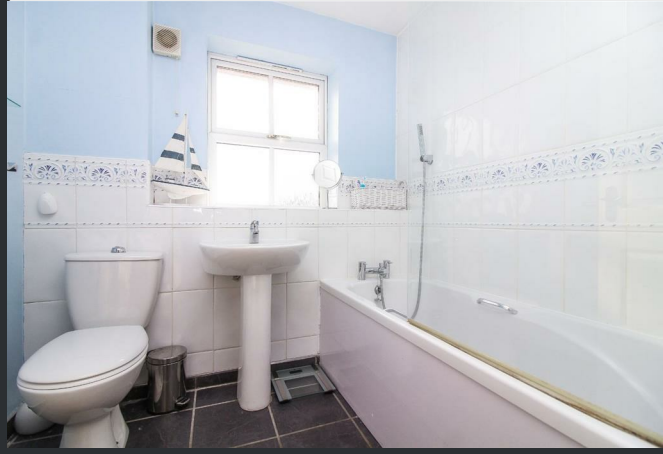
Upon the first floor is the master bedroom with an en-suite, three further bedrooms with built-in wardrobes and a part-tiled, refurbished family bathroom with mixer taps. There is access to boarded loft space and additional storage in the airing cupboard.

The home benefits from a top of the range wall mounted Baxi platinum combi boiler, under 2 years old and Hive Smart heating

Externally the property offers a private driveway providing secure off-street parking and to the rear, there is a south-facing private garden offering ample outdoor sitting space and a newly fitted fence, presented immaculately. The rear garden has a large decked area, a fixed gazebo, a Keter shed with a workspace and a sizable garden shed. The property also offers an integral garage providing additional parking and storage space.

We advise an early internal inspection to appreciate the accommodation on offer.



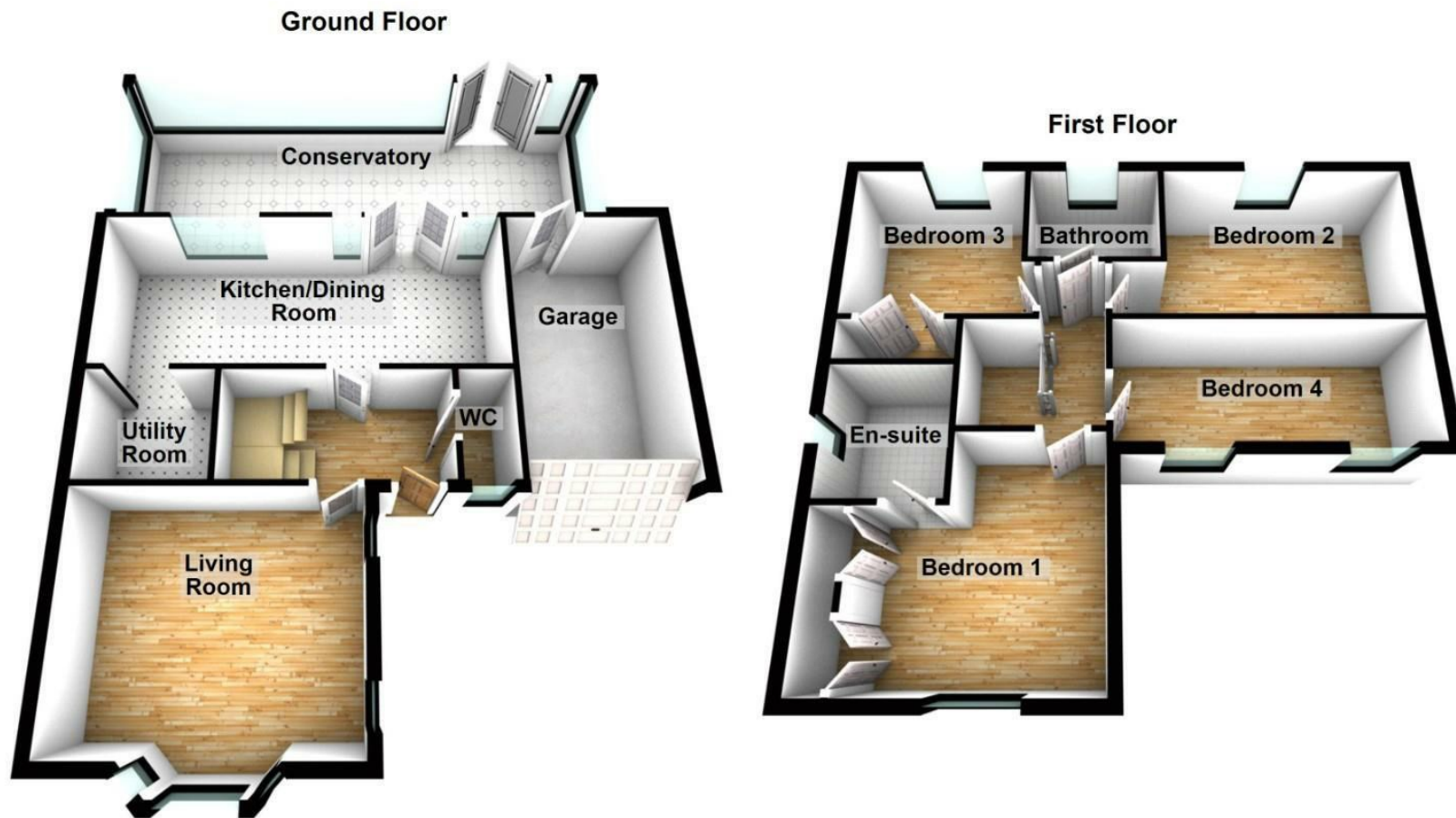


Why Signature?

Signature North East reach 150,000 per month on social media. We cover 19 locations in the North East. At signature we keep our doors open from 8AM - 8PM, when other estate agents are closed. We are a customer 5 star rated agent on allagents.co.uk. With a dedicated group of negotiators across the region, to the 'behind the scenes' Head Office team, each member of staff is passionate about the industry and cares about every client; you're at the heart of everything we do!

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.

EPC RATING: C



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