SIGNATURE

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Exceeding Expectations



FOR SALE

East Thorp

NEWBIGGIN HALL, NEWCASTLE UPON TYNE, NE5 4HY

OFFERS OVER

£100,000

3 BEDROOMS · 2 BATHROOMS · 1 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

East Thorp, Newbiggin Hall

OFFERS OVER £100,000 · FREEHOLD

Signature North East welcomes you to this three-bedroom end-terraced property, ideally located within the residential area of Newbiggin Hall. The property is conveniently positioned close to schools, green spaces and a range of local amenities. Westerhope Golf Club is nearby, along with a recently opened gym, while excellent transport links provide easy access to the A1 for commuting across the region.

The entrance hallway leads directly into a bright and inviting living room, where large windows flood the space with natural light. The kitchen is fitted with attractive wall and base units, complemented by sleek worktops, and enjoys direct access out to the rear garden, creating a practical and sociable layout.

Continuing through the ground floor, you will find a well-sized double bedroom, offering flexible living arrangements. A convenient WC and the family bathroom, updated in 2023, complete the ground floor and feature a bathtub with overhead shower, wash basin and WC. To the first floor, there are two further well-proportioned double bedrooms, providing comfortable accommodation throughout. Please note that one of the first-floor bedrooms is constructed using non-standard construction. The property also benefits from a new boiler installed in 2024, offering added efficiency and peace of mind.

Externally, the property enjoys a well-sized garden, thoughtfully laid with patio and decking areas, ideal for outdoor dining and entertaining. Off-street residential parking is available to the rear of the property, adding to the overall convenience of this appealing home.

Please note, the garden boundaries fall within council ownership. Due to the non-standard construction of one of the first-floor bedrooms, the property is available to cash buyers only.





KEY FEATURES

- Three-bedroom end-terraced property located within a residential area of Newbiggin Hall
- Bright living room with large windows allowing plenty of natural light
- Fitted kitchen with direct access to the rear garden
- Family bathroom updated in 2023, plus additional ground floor WC
- New boiler installed in 2024, offering efficiency and peace of mind
- Well-sized rear garden with patio and decking, plus off-street parking

- Council Tax Band A
- EPC Rating D









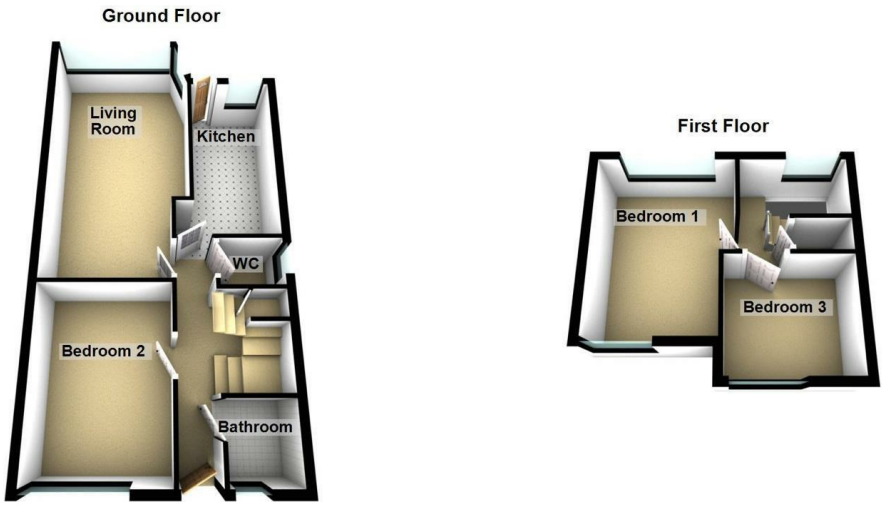


ACCOMMODATION

Room Dimensions

Living Room	6.4 x 3.36 (20'11" x 11'0")	Bedroom Two	3.91 x 2.94 (12'9" x 9'7")
Kitchen	4.15 x 2.37 (13'7" x 7'9")	Bedroom Three	2.41 x 2.67 (7'10" x 8'9")
WC	1.42 x 0.94 (4'7" x 3'1")	Bathroom	1.64 x 1.42 (5'4" x 4'7")
Bedroom One	3.88 x 2.69 (12'8" x 8'9")		

FLOOR PLAN



Total area: approx. 75.8 sq. metres (816.2 sq. feet)

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