


SIGNATURE

NORTH EAST

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 Byron Avenue, Wallsend NE28 6NF

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Offers Over £140,000

Signature North East is delighted to welcome to the market this charming 3-bedroom mid-terraced home. Built in 1904, this Edwardian property boasts generously sized rooms throughout, embodying the character and charm of its era. Situated in an enviable location, the residence offers easy transportation links to both the coast and Newcastle city centre. Its proximity to reputable schools, local shops, and restaurants further enhances the appeal of this well-positioned property.

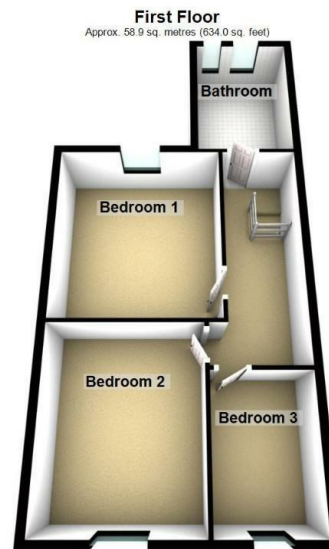
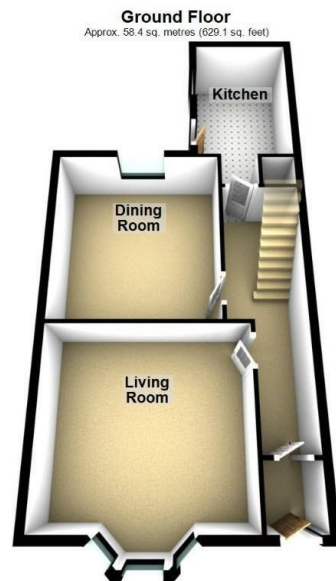
Upon entering this home, you are welcomed by a vestibule leading to a central hallway that provides access to all of the ground floor principal rooms. First, you step into the living room, illuminated by an elegant bay window and featuring a fireplace with a surround. This room offers a plethora of space for any furnishings, creating a cosy and inviting atmosphere. Next, you enter the dining room, a generous space easily accommodating a family dining table and your choice of furnishings. Completing the floor is the kitchen, where you are offered a wealth of storage space through wall and base units, as well as access to the rear garden. This kitchen is also equipped with an integrated fridge freezer and oven.

Ascending to the first floor, you will discover three generous bedrooms, each easily accommodating a double bed and your preferred choice of furnishings. Completing the home is the impressive main bathroom, fitted with a walk-in shower, bathtub, and hand basin.

To the rear of the property, you are greeted by a delightful back yard, providing ample space for potted plants and outdoor living furniture. Additionally, to the front, there is a garden area awaiting your personalization.



PROPERTY FLOORPLAN



Total area: approx. 117.3 sq. metres (1263.1 sq. feet)

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
15'8" x 14'9"

Dining Room
13'10" x 12'9"

Kitchen
14'3" x 7'10"


Bedroom One
14'1" x 12'10"

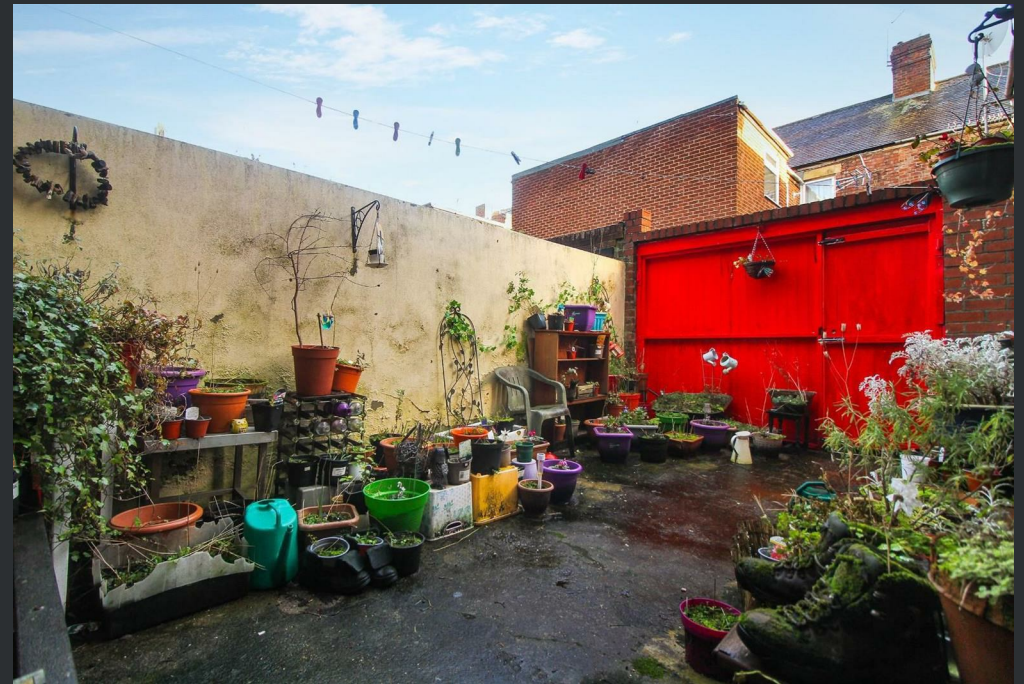
Bedroom Two
14'0" x 11'5"

Bedroom Three
10'7" x 7'6"

Bathroom
10'10" x 7'10"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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