


# SIGNATURE

## NORTH EAST

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 Ridge Way, Wallsend NE28 9FF



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**Offers Over £300,000**

Signature North East welcomes you to this beautifully presented three-bedroom detached home, situated in the popular area of Wallsend. This property boasts generous room sizes and offers a perfect blend of comfort and convenience. Located close to local schools, shops, and eateries, and with excellent access to the Coast Road, this home provides easy links to Newcastle city centre and the nearby coastline, making it ideal for families and commuters alike.

Upon entering the property, you are greeted by a central hallway leading into a spacious and bright living room, featuring a large window that allows natural light to flood the space. The open-plan kitchen and dining area is perfect for entertaining, offering ample space for a dining table, while the adjoining sunroom provides an additional seating area with elegant French doors opening out to the rear garden. The kitchen is equipped with attractive wall and base units, complemented by sleek countertops. A useful utility room and W.C. complete the ground floor.

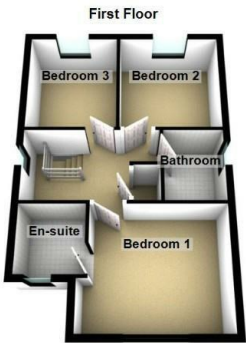
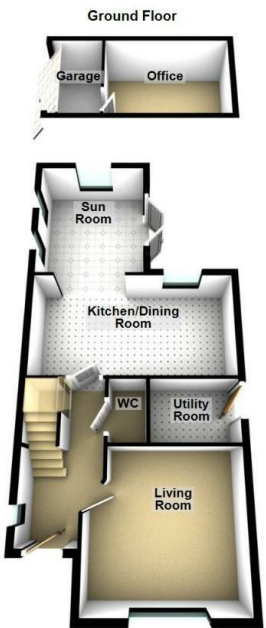
Ascending to the first floor, you will find three generously sized bedrooms, two of which can comfortably accommodate double beds along with additional furnishings and the master bedroom benefitting from an en-suite. A stylish family bathroom completes this floor, featuring a bathtub, shower, hand basin, and W.C., providing practicality for everyday living. Both the bathroom and en-suite were replaced in 2021, ensuring a modern finish.

Externally, this home boasts a large rear garden laid to lawn and ample patio area, ideal for outdoor relaxation and entertaining. The garage has been thoughtfully converted, with one-quarter retained for storage and the remaining three-quarters transformed into a versatile office space, benefiting from underfloor heating and internet connectivity. Additionally, off-street parking is available for multiple vehicles via a driveway and space towards the side of the property, enhancing the appeal of this superb family home.



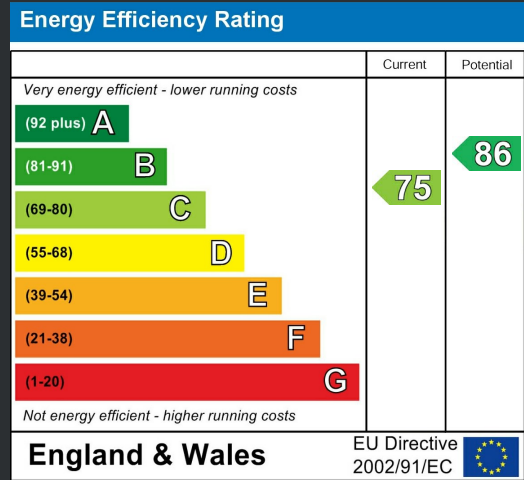
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



## Measurements:

- Living Room  
12'9" x 12'3"
- Kitchen / Dining Room  
18'0" x 9'3"
- Sun Room  
11'3" x 9'11"
- Utility Room  
7'6" x 5'3"
- WC  
5'3" x 3'1"
- Bedroom One  
12'9" x 10'8"
- En Suite  
6'0" x 5'10"
- Bedroom Two  
9'5" x 9'5"
- Bedroom Three  
9'5" x 8'3"
- Bathroom  
6'8" x 5'4"











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