

SIGNATURE

NORTH EAST

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📍 Swan Gardens, Wallsend NE28 9GS

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Asking Price
£295,000

Signature North East welcomes you to this superb three-bedroom detached property, ideally situated in the popular area of Wallsend. Newly built in 2024, this modern home offers spacious living throughout and is perfectly positioned for convenient access to the Coast Road, providing a direct route to Newcastle city centre. The property also benefits from close proximity to local schools, shops, and a range of eateries, making it an excellent choice for families or professionals alike.

Upon entering the home, you are welcomed by a central hallway which leads into a bright and generously sized living room made even more inviting by a wide front-facing window that frames a pleasant view and floods the space with natural light. Designed with modern living in mind, the open-plan kitchen and dining area offers ample space for a dining table and breakfast bar seating at the kitchen counter. Elegant French doors lead out to the rear garden, creating a seamless indoor-outdoor flow. The kitchen itself is fitted with stylish wall and base units, sleek worktops, and fully integrated appliances. A useful utility room and ground floor W.C. complete this level.

To the first floor, you will find three generously sized bedrooms, each capable of accommodating a double bed and additional furnishings. The master bedroom benefits from its own en-suite shower room, offering a touch of luxury and privacy. The stylish family bathroom serves the remaining bedrooms and is fitted with a bathtub, separate shower, hand basin and W.C., all finished to a modern standard.

Externally, the property boasts a well-maintained rear garden, mainly laid to lawn with a generous patio area—ideal for relaxing or entertaining. Off-street parking is provided via a detached garage and a private driveway, which can accommodate multiple vehicles. This is a fantastic opportunity to own a contemporary, move-in-ready home in a sought-after location.




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

PROPERTY FLOORPLAN



Measurements:

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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