


# SIGNATURE

## NORTH EAST

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 Caleb Drive, Wallsend NE28 9HN

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**Asking Price**  
**£144,950**

Signature North East is pleased to present this charming 2-bedroom semi-detached property, ideally situated on the outskirts of Wallsend. This home offers convenient access to major transport routes like the Coast Road and A19, making it perfect for commuters. Nature lovers will appreciate the nearby Rising Sun Country Park, ideal for leisurely walks and family outings. The property is also close to local amenities, including Silverlink Shopping Park, offering shops, restaurants, and a cinema, and is just a short drive from the beautiful coastline.

Upon entering, you are greeted by a central hallway with access to a convenient downstairs W.C. The front-facing kitchen is well-equipped with ample storage, attractive base and wall units, and generous countertop space. It's large enough to accommodate a small dining table, making it practical for daily use. The kitchen includes integrated appliances such as a double electric oven, gas hob, extractor fan, fridge freezer, and a freestanding washing machine. The spacious living room, the heart of the home, features double French doors that open to the rear garden, filling the room with natural light. The living room also includes an electric fireplace.

Upstairs, you'll find two generously sized bedrooms, each capable of comfortably accommodating a double bed and additional furnishings. The main bedroom also features a wall-mounted TV. The modern bathroom is well-appointed featuring a bath, overhead shower, hand basin, and W.C.

Externally, the property boasts a sizable rear garden with a lawn, a patio area perfect for outdoor furniture and entertaining, and a large garden shed for additional storage. The home also benefits from solar panels used to heat the water, enhancing energy efficiency. Additionally, the property includes a private, off-street parking spot located just behind the building. This spot is securely owned with freehold rights, as confirmed by the land registry deeds.

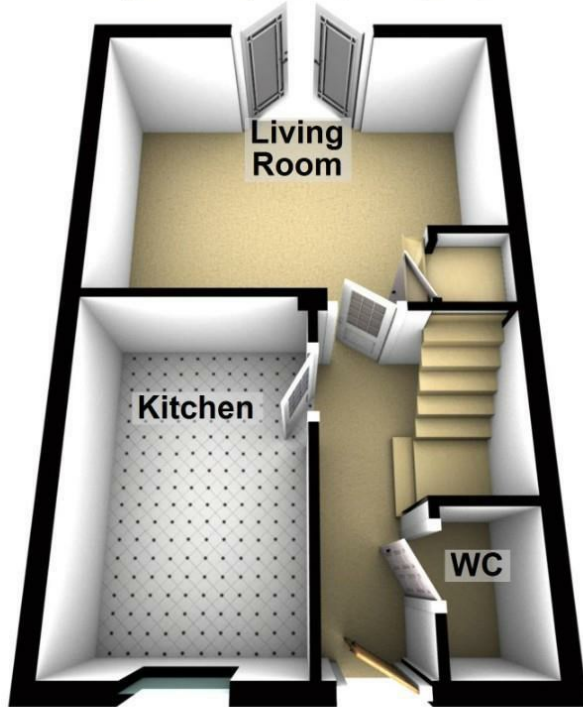


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

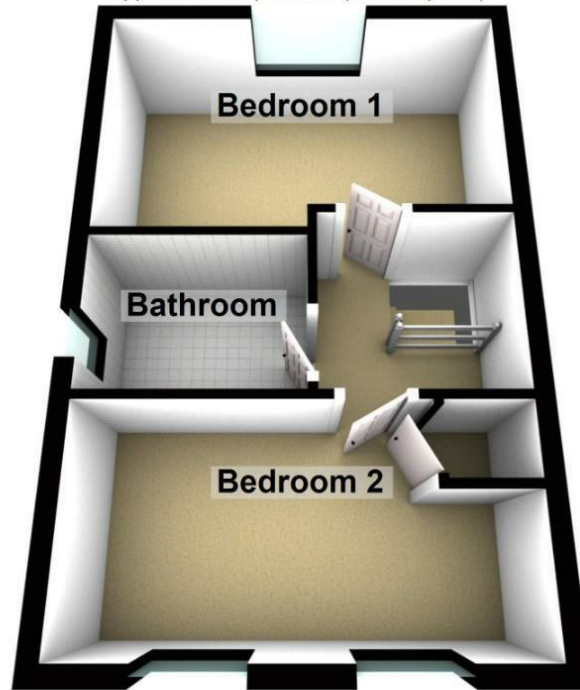
## Ground Floor

Approx. 30.2 sq. metres (325.6 sq. feet)



## First Floor

Approx. 30.2 sq. metres (325.6 sq. feet)



Total area: approx. 60.5 sq. metres (651.2 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:

ENTRANCE HALL  
11'1" x 6'7"

LIVING ROOM  
11'1" x 14'5"

BREAKFASTING KITCHEN  
11'6" x 7'6"


DOWNSTAIRS WC  
3'0" x 4'8"

MASTER BEDROOM  
8'11" x 14'5"

BEDROOM TWO  
7'5" x 14'5"

BATHROOM  
7'4" x 5'4"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 





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