

SIGNATURE

NORTH EAST

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 Carnforth Close, Wallsend NE28 9TG

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£85,000

Signature North East is excited to present this charming one-bedroom semi-detached home located on Carnforth Close in Hadrian Park, Wallsend. This property offers easy access to a variety of essential amenities, including outstanding restaurants and shops. Additionally, it is conveniently situated near the Rising Sun Country Park, providing exceptional recreational opportunities. The residence also boasts excellent transportation links, to both the coast and Newcastle city centre via the coast road. This property is a perfect opportunity for buy-to-let investors, with a current long-term tenant.

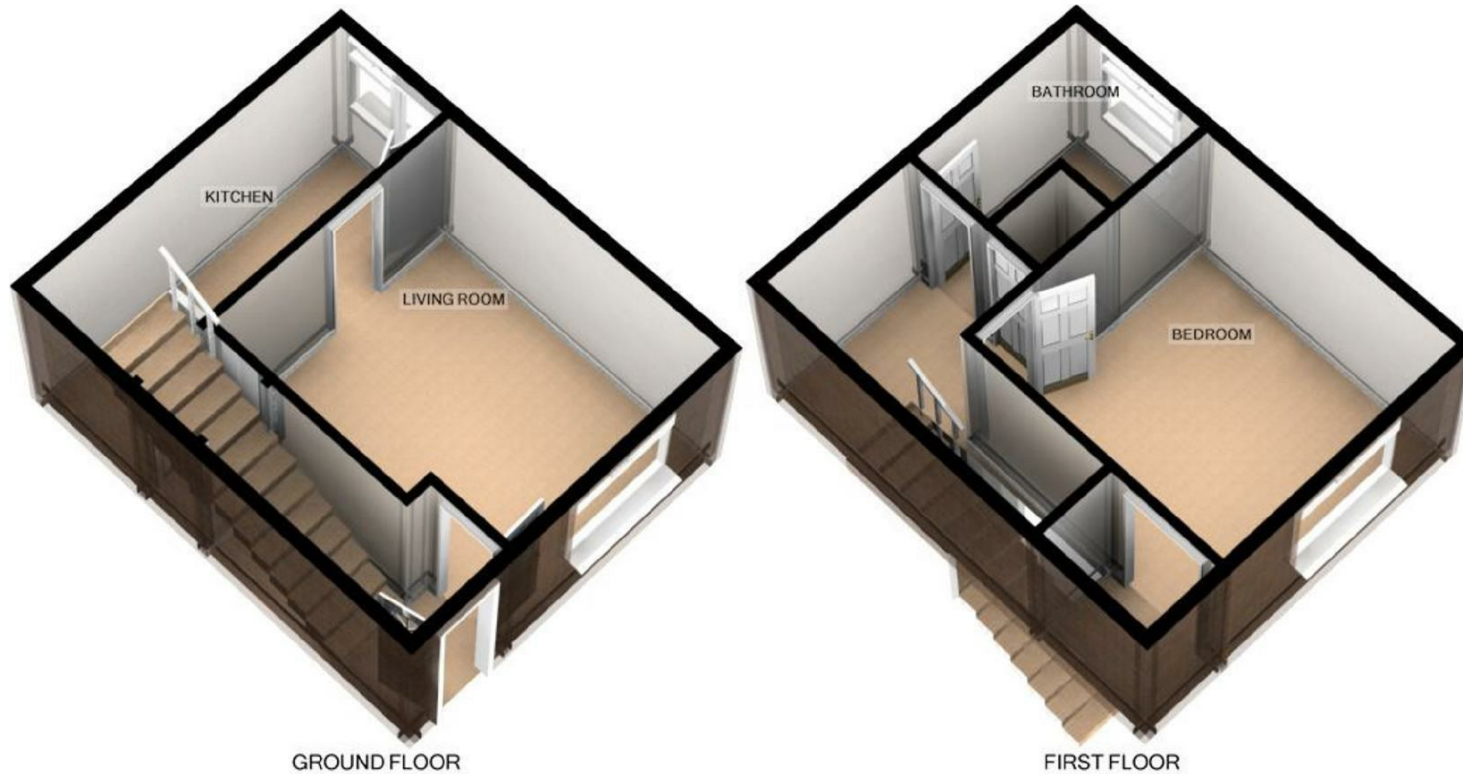
Upon entering, you'll be greeted by a welcoming foyer that leads to the spacious living room. The living room is generously proportioned, offering ample room for your preferred furnishings, and features a cosy fireplace, creating an inviting atmosphere. Connected to the living room is the well-appointed kitchen, equipped with both wall and base units for abundant storage and a convenient door for rear access.

As you ascend to the upper level, you'll find a hallway leading to the bedroom and bathroom. The bedroom is generously sized, providing plenty of space for a double bed and additional furnishings. The bedroom benefits from additional storage and wardrobe space as well as a large window that floods the room with natural light, enhancing the overall ambiance. The bathroom is well-equipped and includes a bathtub, WC, and a hand basin.

Moving outside, the property features a gravel garden at the rear, complemented by a welcoming paved pathway that leads to a tiered flower bed, perfect for potted plants and shrubbery. This versatile space also offers gated fence access to the rear road, allowing for convenient off-street parking. At the front of the home, a well-maintained grassy area enhances the property's curb appeal.



PROPERTY FLOORPLAN



CARNFORTH CLOSE, HADRIAN PARK, WALLSEND

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Measurements:


LIVING ROOM
12'0" x 10'7"

KITCHEN
13'10" x 4'11"

BEDROOM
11'0" x 10'7"

BATHROOM
7'5" x 5'10"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	67	
(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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