

SIGNATURE

NORTH EAST

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 Moor Edge Drive, Wallsend NE28 9FR

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£850 Per Calendar Month

Introducing a delightful two-bedroom home nestled in Wallsend, adjacent to the serene surroundings of the Rising Sun Country Park. The property enjoys convenient transport connections to both the picturesque coast and bustling Newcastle Upon Tyne, this home is also in close proximity to local amenities such as shops and schools.

This delightful property boasts a generously sized open plan living area, blending modernity with comfort. Its seamless transition from the living room to the kitchen diner is highlighted by double patio doors that open onto the secluded garden, ideal for hosting gatherings and entertaining guests. A separate W.C. is conveniently located downstairs for added comfort.

Upstairs, you'll discover two spacious bedrooms, each comfortably accommodating a double bed. Complemented by a well-proportioned bathroom featuring a combined bath and shower, alongside amenities like a toilet and hand basin.

Conveniently located within reach of nearby amenities, this house seamlessly combines comfort with contemporary living. Contact Signature North East for a viewing today!

Available now
Tenancy Term: Initially 6 months
Council Tax Band: A
£850 PCM

TENANCY APPLICATION FEES APPLY

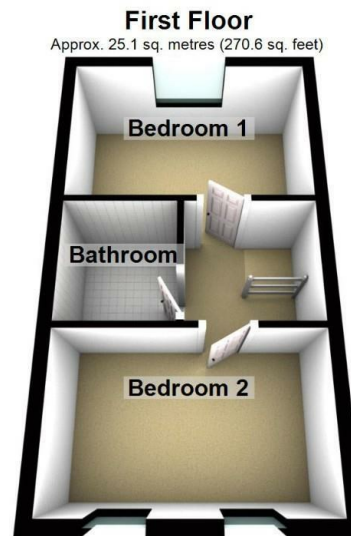
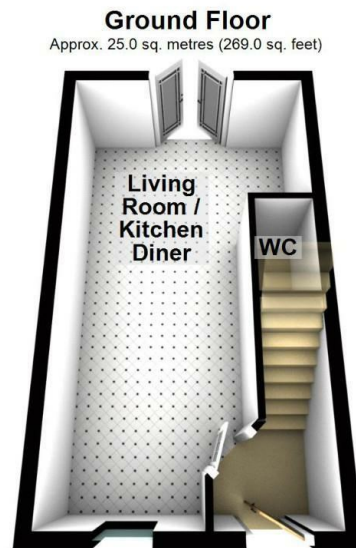
To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required.

A tenancy deposit for the property is compulsory and is to be paid on or before the tenancy commences, along with the first months rent payment. The tenancy deposit is equivalent to one months rent. An additional tenancy deposit amount may be requested in certain circumstances.



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

PROPERTY FLOORPLAN



Total area: approx. 50.1 sq. metres (539.6 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 / Kitchen Diner
22'1" x 12'1"

WC
4'9" x 2'11"

Bedroom One
12'1" x 7'10"

Bedroom Two
12'1" x 7'8"

Bathroom
6'0" x 5'6"

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 98 |
| (81-91) B | 81 | |
| (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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