

SIGNATURE

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 The Swallows, Wallsend NE28 9YQ

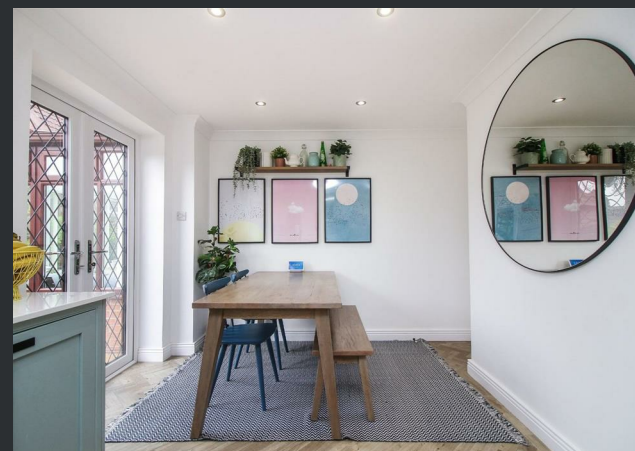
The Swallows, Wallsend NE28 9YQ

Asking Price
£475,000

Signature North East is proud to introduce to the market this stunning four-bedroom, two-bathroom detached house, meticulously refurbished throughout. Situated in a prime location on the doorstep of the Rising Sun Country Park, you have 400 acres to explore and many summer picnics to enjoy. This property benefits from fantastic transport links into Newcastle city and is a short drive to Silverlink shopping park, with a variety of sought-after schools to choose from.

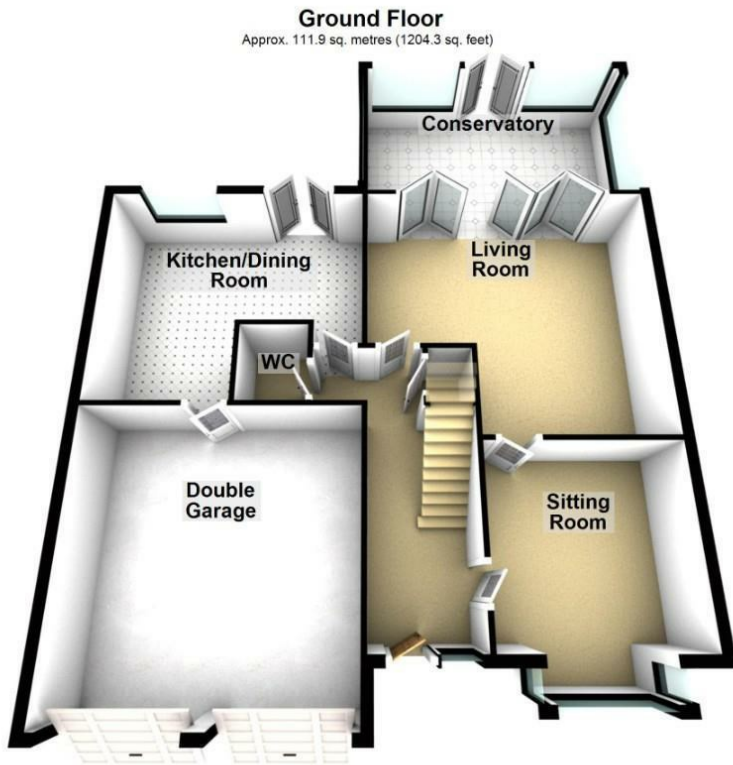
Upon entering the central hallway, you're greeted with access to the ground floor's spacious principal rooms and a convenient WC. The sitting room offers ample space for desired furnishings, featuring a beautiful bay window overlooking the front garden, providing a bright yet cozy atmosphere. The open-plan kitchen/dining area is perfect for entertaining, with French doors leading to the back garden. The kitchen benefits from attractive solid wood shaker-style wall and base units, sleek Quartz countertops, and AEG integrated appliances, including a 5-burner induction hob, oven, microwave combi oven, fridge, and dishwasher. The second living space is located at the rear of the property and is equipped for all seasons, featuring a log burner for the winter months or the option to bring the outdoors in during the summer by opening the newly fitted bi-fold doors, extending the room through to the orangery and leading out to the south-facing patio.

Continuing to the first floor, you'll find four generously sized bedrooms, three of which easily accommodate double beds and furnishings. The master bedroom includes fitted wardrobes and an en-suite with a step-in shower, hand basin, vanity unit, and WC. Completing this floor is the family bathroom, featuring a large bathtub, hand basin, vanity unit, and WC.



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

PROPERTY FLOORPLAN



Ground Floor
Approx. 111.9 sq. metres (1204.3 sq. feet)



First Floor
Approx. 60.6 sq. metres (651.8 sq. feet)


Total area: approx. 172.4 sq. metres (1856.1 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
17'11" x 15'8"
- Sitting Room
11'3" x 11'0"
- Kitchen / Dining Room
16'2" x 14'2"
- Conservatory
17'11" x 10'4"
- WC
4'9" x 4'1"
- Bedroom One
14'7" x 11'4"
- En Suite
6'0" x 5'3"
- Bedroom Two
13'8" x 10'6"
- Bedroom Three
9'6" x 8'1"
- Bedroom Four
9'9" x 7'5"
- Bathroom
9'4" x 6'0"
- Double Garage
16'7" x 16'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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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