


# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Ridge Way, Wallsend NE28 9FF



# Ridge Way, Wallsend NE28 9FF

## £1,200 Per Calendar Month

Welcome to Signature's rental market! Presenting a semi-detached 3-bedroom house in Wallsend, this property features a spacious kitchen/dining area, three double bedrooms, and a large living room. A charming Juliet balcony adds a touch of elegance. A conveniently located downstairs WC and a family bathroom on the first floor ensure comfort and practicality. Accessed via the dining room, the back garden offers a patio area perfect for enjoying the outdoors. Parking space is available at the front via the driveway for your peace of mind.

Located in Wallsend, this property provides easy access to local amenities, schools, and transport links, Wallsend is situated along the River Tyne, with easy access to Newcastle upon Tyne and Tynemouth. The area has a mix of residential neighbourhoods, local shops and amenities. It benefits from good transport links, including bus routes and the Tyne and Wear Metro system, providing connections throughout the region. Contact us today to arrange a viewing and secure this fantastic let property!

Available Now  
Tenancy Term: 12 Months  
Council Tax Band: B  
£1,200 PCM

### TENANCY APPLICATION FEES

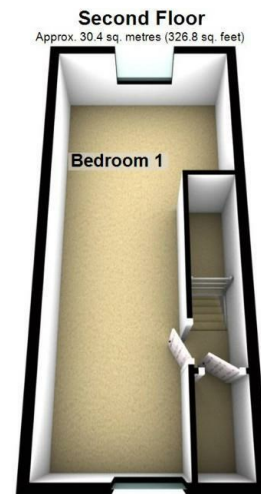
To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required.

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 5 weeks' 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. 92.7 sq. metres (998.0 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  
14'8" x 11'9"

Kitchen / Dining Room  
11'9" x 8'9"

WC  
4'5" x 3'8"

Bedroom One  
27'9" x 11'9"

Bedroom Two  
11'9" x 10'5"

Bedroom Three  
11'9" x 8'9"

Bathroom  
7'10" x 5'6"

## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>92</b> |
| (81-91) <b>B</b>                            | <b>79</b>                  |           |
| (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<br>2002/91/EC |           |









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