

# SIGNATURE

## NORTH EAST

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📍 Railway Terrace, Wallsend NE28 6HZ

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## Offers Over £175,000

Signature North East is delighted to present this charming 2-bedroom end-terrace property in Wallsend. Nestled among beautiful trees and situated right at the edge of the Hadrian Cycle Path, this home offers a serene retreat from the city hustle while remaining conveniently close to essential amenities. The property boasts easy access to the A1058 Coast Road, providing direct links to the regional road network. Additionally, Hadrian Road Metro Station is just 0.4 miles away, and Wallsend Metro is 0.6 miles away, both offering direct connections to Newcastle city centre. Nearby Wallsend Parks provide green spaces and outdoor areas for residents to enjoy.

Completely renovated in 2018, including a new boiler, radiators, flooring, and decoration throughout, this property is perfect for a small family or first-time buyers. As you step inside, the hallway leads to a cozy living room featuring a beautiful fireplace with a multi-fuel burner. Natural light floods the recently renovated kitchen and dining room, which showcases sleek wall and base units, a double oven, and an induction hob. The adjacent dining area seamlessly blends spaces for both formal and informal gatherings. Completing the ground floor is a utility room with rear door access.

Upstairs, two well-appointed double bedrooms provide the perfect retreat at the end of a busy day. The master bedroom features a fitted wardrobe and dressing table, while the second bedroom, currently serving as an office/gym, is ideal for hosting guests. The upstairs level is completed by a tastefully decorated four-piece family bathroom featuring a walk-in shower, bath, W.C., and hand basin.

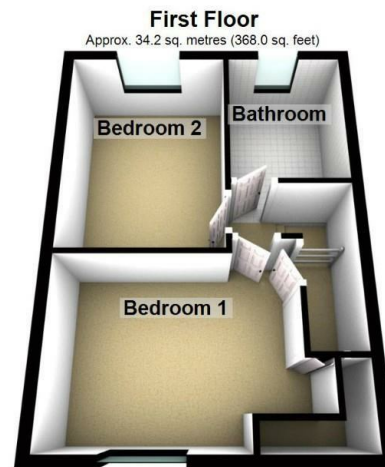
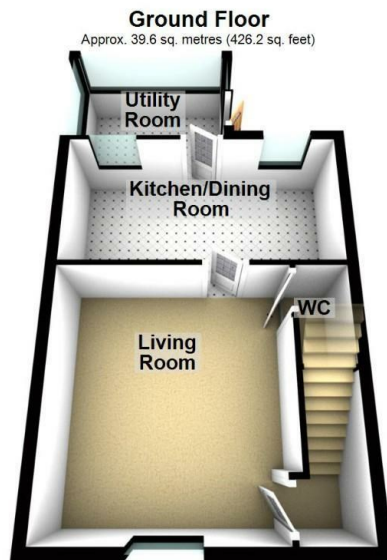
Outside, the property boasts a large garden, thoughtfully designed for outdoor living with patio areas, green spaces, raised beds, and a greenhouse. As an end-terrace property, it offers a high degree of privacy, along with additional land at the side used as a driveway, with previous planning permission for a 3-bedroom house.

Don't miss out on this opportunity - call Signature North East today to arrange your viewing!



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

# PROPERTY FLOORPLAN



Total area: approx. 73.8 sq. metres (794.3 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  
14'1" x 12'11"

Kitchen / Dining Room  
16'2" x 8'0"

Utility Room  
9'2" x 6'0"


WC  
5'6" x 2'11"

Bedroom One  
12'11" x 10'8"

Bedroom Two  
12'4" x 9'2"

Bathroom  
8'2" x 7'0"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>59</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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