

SIGNATURE

NORTH EAST

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 Queens Vale, Wallsend NE28 7JA

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Offers Over £240,000

Signature North East welcomes you to Queens Vale, Wallsend – a delightful detached home occupying a corner plot in a peaceful location, offering both tranquillity and convenience. This property's close proximity to schools, parks, and green spaces makes it an ideal choice for families seeking convenience and a vibrant community lifestyle. Situated near key road networks, including the A1058 and A19, commuting to nearby towns, Newcastle city centre, and beyond is effortless. Additionally, the home's proximity to the coast further enhances its appeal, providing easy access to seaside leisure activities.

As you step inside, the welcoming hallway leads you to the living/dining room on the right. This versatile space features a set of bifold doors that open onto the back garden, creating a seamless indoor-outdoor flow – perfect for entertaining family and guests. Opposite, the kitchen offers an abundance of wall and base units for ample storage, along with plenty of counter space for meal preparation. Fully equipped with integrated appliances, including a fridge freezer, dishwasher, microwave, oven, and hob, the kitchen is both stylish and functional. A convenient utility room is accessed via the kitchen, and a WC completes the ground floor.

The first floor boasts three generously sized bedrooms. The principal bedroom includes a fitted wardrobe and benefits from an en-suite with a walk-in shower. Bedroom two also features a fitted wardrobe, offering additional storage. The family bathroom completes the floor, fitted with a bathtub and an overhead shower for added practicality.

Outside, the private rear garden features a patio area, ideal for outdoor furniture, and a lush lawn for gardening enthusiasts or children's play. The garden is enclosed with a charming brick wall and wooden fencing, adding character and privacy. The property also benefits from a garage and a driveway, providing off-road parking for convenience.

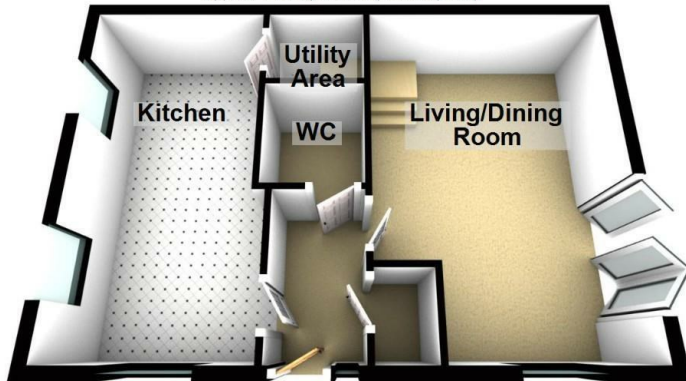


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

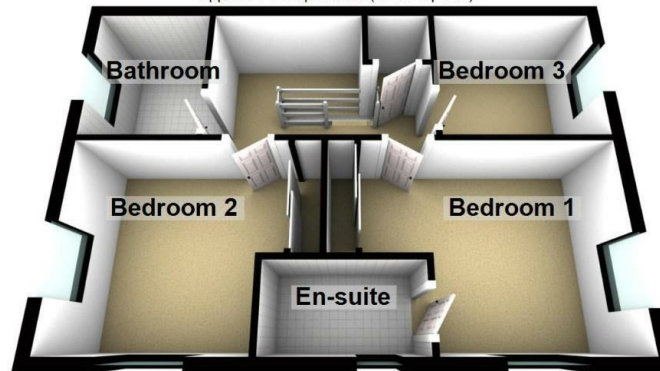
Ground Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



Total area: approx. 87.9 sq. metres (946.6 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
17'8" x 12'3"

Kitchen / Dining Room
17'8" x 9'4"

WC
5'4" x 4'11"

Utility Area
4'11" x 3'10"

Bedroom One
14'2" x 10'1"

En Suite
7'6" x 4'1"

Bedroom Two
12'2" x 10'1"

Bedroom Three
8'5" x 7'2"

Bathroom
7'2" x 5'11"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	77	
(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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