

# SIGNATURE

## NORTH EAST

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📍 High View, Wallsend NE28 8SS



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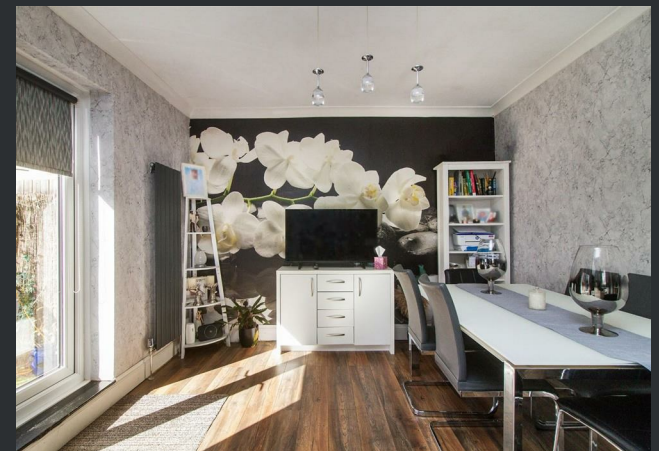
**Offers Over £245,000**

Signature North East welcomes you to this charming three-bedroom, semi-detached property, located in the popular area of Wallsend. This well-proportioned home offers generous room sizes and is ideally positioned with easy access to local schools, shops, and eateries. The nearby Coast Road provides convenient links to Newcastle city centre, making this an ideal location for both work and leisure.

As you enter, you are welcomed by a central hallway that leads to the generously sized living room. This bright and airy space offers plenty of room for all your desired furnishings, enhanced by a large window that allows natural light to pour in. The open-plan kitchen and dining area is a standout feature of the home, with stylish wall and base units, sleek countertops, and a dedicated dining area for family gatherings. The kitchen benefits from integrated appliances including a dishwasher, American-style fridge freezer and a wine cooler. Elegant French doors from the dining area open onto the charming back garden, seamlessly connecting indoor and outdoor living. Completing the ground floor is a convenient W.C.

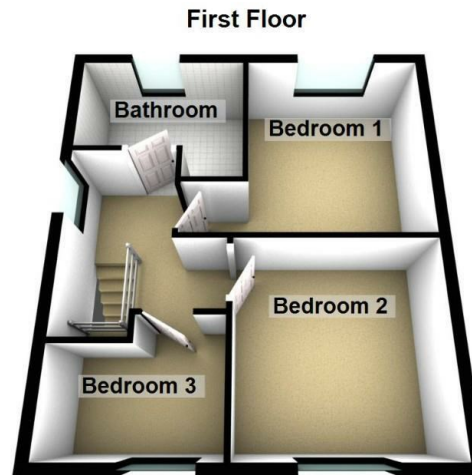
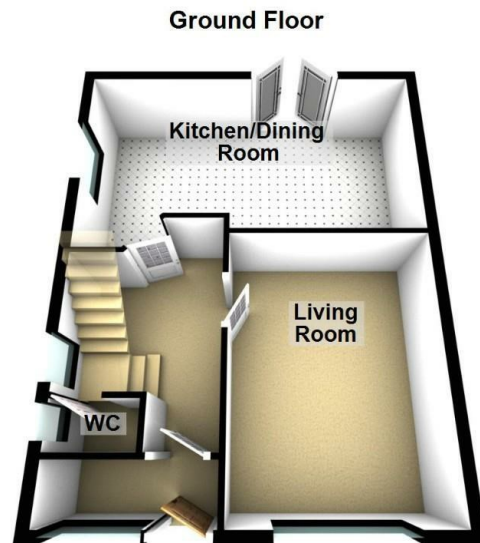
The first floor comprises three generously sized bedrooms, with two of them offering ample space for double beds and any additional furnishings. The third bedroom provides flexible living space for a variety of needs. A stylish bathroom completes this floor, featuring a bathtub, walk-in shower, hand basin, and W.C., offering modern and practical facilities.

Externally, the property benefits from a large garden with artificial grass, providing a low-maintenance outdoor area. There is also a spacious patio and decking area with a covered-in roof, perfect for outdoor entertaining or relaxation. The property offers off-street parking with a driveway and double garage, providing secure parking for multiple vehicles.



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

# PROPERTY FLOORPLAN



## Measurements:

Living Room  
15'3" x 11'4"

Kitchen / Dining Room  
20'3" x 12'1"

Bedroom One  
14'0" x 11'3"

Bedroom Two  
11'1" x 11'0"

Bedroom Three  
8'11" x 6'11"

Bathroom  
9'8" x 7'10"

## Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                     |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>82</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>62</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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