

# SIGNATURE

## NORTH EAST

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📍 Tynedale Avenue, Wallsend NE28 9LT



# Tynedale Avenue, Wallsend NE28 9LT

## Offers Over £240,000

Signature North East is delighted to welcome to the market this well-presented three-bedroom semi-detached home, ideally located within the sought-after residential area of Tynedale Avenue, Wallsend. This property is perfectly positioned to enjoy access to a range of local amenities including excellent schooling for all ages, various shops, and convenient transport and road links, making it an ideal choice for families and commuters alike.

Upon entering, you are greeted by a spacious and bright living room, complete with a large bay window that floods the room with natural light. This area offers ample space for desired furnishings and flows seamlessly into the open plan kitchen/dining area. The kitchen is both stylish and functional, fitted with a range of attractive wall and base units, sleek countertops, and a breakfast bar ideal for casual dining. The dining space can comfortably house a dining table and is enhanced by elegant French doors leading out to the rear garden. Just off the kitchen, you'll find a convenient utility room and a downstairs shower room, equipped with a wet room shower, hand basin, and W.C.

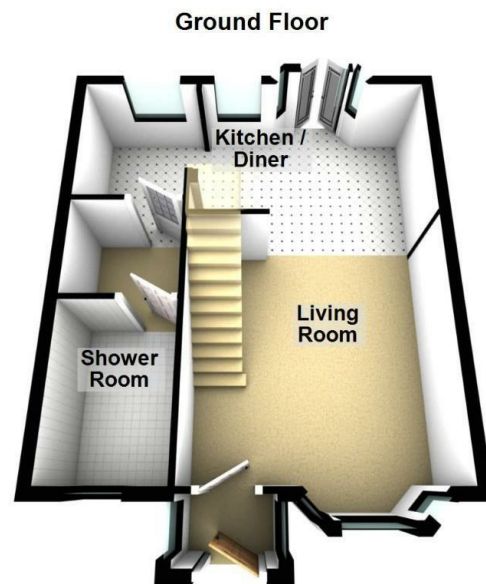
To the first floor, the property boasts three bedrooms. Bedrooms one and two are generous in size and can easily accommodate a double bed along with additional furnishings. Bedroom three offers a versatile space, currently serving as a nursery but equally suitable as a home office or children's bedroom. Completing this floor is the family bathroom, fitted with a bathtub, hand basin, and W.C and fitted TV on the wall.

Externally, this lovely home benefits from a spacious rear garden, with artificial lawn with an ample patio area and a raised decking area at the far end, ideal for outdoor seating and entertaining. To the front of the property, there is a driveway providing off-street parking for two cars.



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

# PROPERTY FLOORPLAN



Total area: approx. 79.5 sq. metres (855.4 sq. feet)

## Measurements:

Living Room  
13'8" x 11'3"

Kitchen / Diner  
24'4" x 9'10"

Utility Room  
6'2" x 4'0"

Shower Room  
7'8" x 6'0"

Bedroom One  
11'5" x 10'0"

Bedroom Two  
10'9" x 9'4"

Bedroom Three  
6'11" x 6'9"

Bathroom  
7'4" x 7'3"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC











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