

TO LET

18 WESTFIELD PARK, WALLSEND NE28 8LB
£1,100 PER MONTH



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- UNFURNISHED AND AVAILABLE NOW
- LOUNGE & KITCHEN DINER
- GARAGE & DRIVEWAY PARKING
- BATHROOM WC
- FRONT GARDEN & REAR GARDEN
- DOWNSTAIRS WC
- EPC RATING C

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VESTIBULE

LOUNGE
15'8 x 14'4

KITCHEN DINER
14'4 x 8'2

DOWNSTAIRS WC

LANDING

BEDROOM ONE
13'3 x 8'3

BEDROOM TWO
10'7 x 7'11

BEDROOM THREE
7'2 x 5'9

BATHROOM WC
6'1 x 5'5

GARAGE
17'2 x 8'9

FRONT GARDEN

REAR GARDEN

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This beautiful, modern semi-detached home is perfectly positioned within a popular residential area of Wallsend, offering stylish, well-appointed accommodation ideal for family living. Available unfurnished and ready to move into now, the property enjoys a peaceful setting whilst being conveniently located close to local schools, a range of shops and supermarkets, leisure facilities, and superb transport links including the A19, Tyne Tunnel and Wallsend Metro Station, making commuting across Tyneside quick and convenient. Set over two floors, the property has been thoughtfully designed to provide light-filled, contemporary living spaces. The ground floor begins with a welcoming vestibule, providing access to the spacious front-facing lounge and a convenient downstairs WC. The lounge is bright and airy, featuring a staircase leading to the first floor and a door opening into the impressive kitchen diner. The contemporary kitchen is fitted with an attractive range of high gloss wall, base and drawer units complemented by contrasting worktops. Integrated appliances include a single oven, induction hob, chimney-style extractor hood, fridge freezer and washing machine. There is ample space for a four-seater dining table, a useful built-in storage cupboard and a door leading directly to the rear garden. To the first floor are three bedrooms together with a modern family bathroom, fitted with a white suite comprising a panelled bath with shower over, vanity wash basin with storage beneath and a low level WC. Externally, the property benefits from a front garden, driveway providing off-street parking and an attached garage. To the rear is a lovely garden, laid mainly to lawn with a paved patio area and gated access to the front.

The superb layout, stylish presentation and exceptional condition of this delightful home combine to create a fantastic rental opportunity that can only truly be appreciated by an internal viewing.

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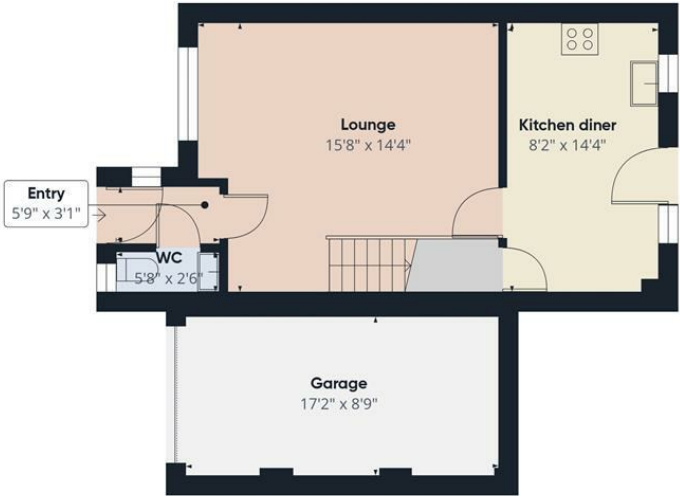


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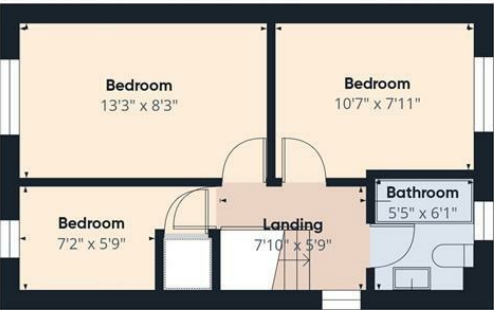
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Floor 0



Floor 1

Approximate total area⁽¹⁾
829 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	70	
(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



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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