

# SIGNATURE

## NORTH EAST

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 Bowman Drive, Wallsend NE28 9FU

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## Offers Over £168,000

Signature North East is delighted to welcome to the market this charming two-bedroom terraced property, ideally located in the popular area of Wallsend. Perfectly suited to families, this modern home enjoys close proximity to the picturesque Rising Sun Country Park, as well as an array of local shops, well-regarded schools, and popular eateries. Excellent transport connections are provided via the nearby A186, linking easily to the Coast Road and offering straightforward access into Newcastle City Centre.

Upon entry, you are greeted by the open-plan kitchen, dining, and living area, offering ample space for your desired furnishings. The kitchen is well-appointed with a range of attractive wall and base units, complemented by sleek countertops, and features a breakfast bar that can comfortably accommodate up to three stools. Elegant double patio doors lead directly to the rear garden, flooding the space with natural light. Completing the ground floor is a convenient W.C.

To the first floor, you will find two generously sized bedrooms, each capable of accommodating a double bed along with additional furnishings. The family bathroom is complete with a bathtub and overhead shower, hand basin, and W.C. An added benefit of this property is a fully boarded loft, providing excellent storage potential.

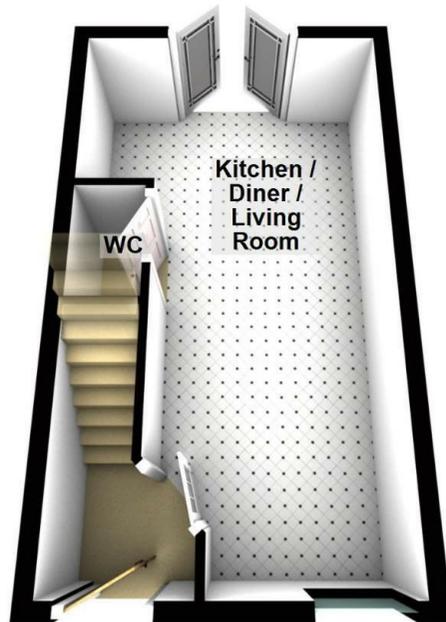
Externally, the property boasts a recently landscaped rear garden, laid mainly to patio and perfect for outdoor furniture—ideal for relaxing or entertaining. Additionally, there is one off-street parking space located at the rear of the property, positioned conveniently beside the back gate for easy access to the garden.



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

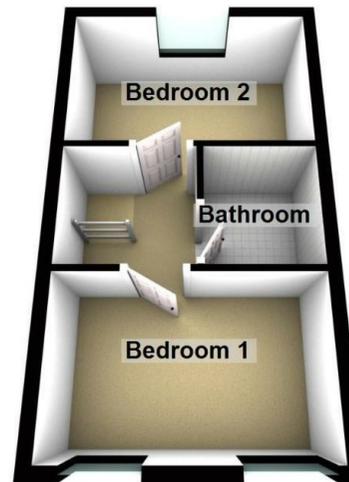
# PROPERTY FLOORPLAN

Ground Floor



Total area: approx. 50.6 sq. metres (545.1 sq. feet)

First Floor



## Measurements:

Kitchen / Diner / Living Room  
22'0" x 9'2"

WC  
4'7" x 3'1"

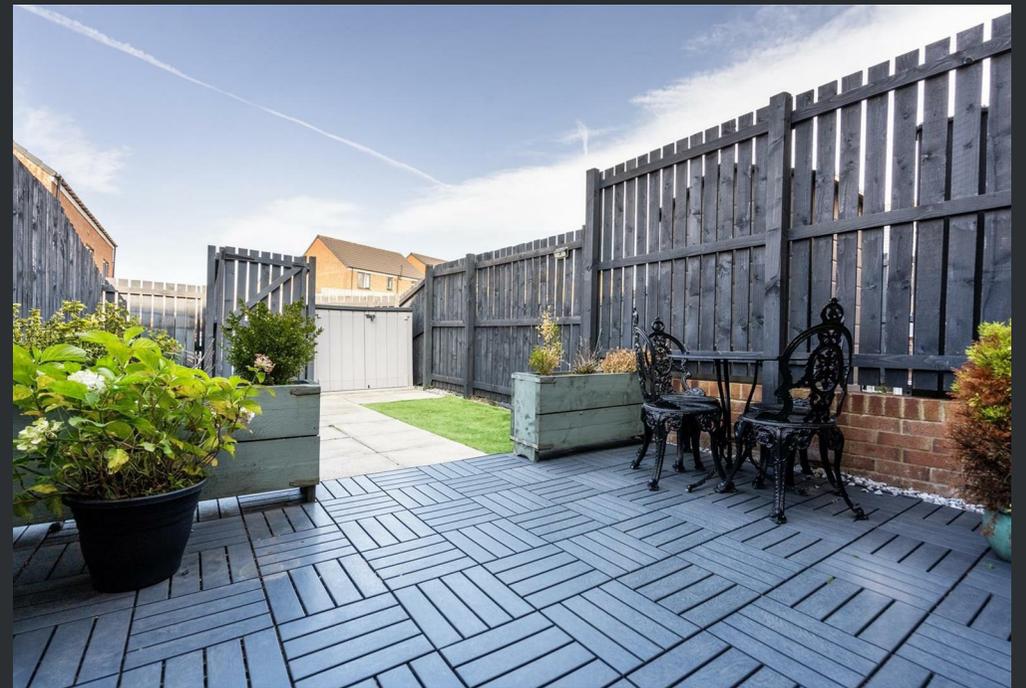
Bedroom One  
7'9" x 12'1"

Bedroom Two  
7'9" x 12'4"

Bathroom  
5'11" x 5'6"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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