



Byron Avenue | Wallsend | NE28 6NF

**£179,000**

From the moment you step through the door, there is an immediate sense of character and scale. The entrance hall is a particularly impressive space, showcasing decorative archways, period detailing and the generous proportions that define homes of this era. The bay-fronted living room is an elegant reception space, centred around a feature fireplace and enhanced by ornate cornicing and a striking ceiling rose. High ceilings and large windows create a wonderful sense of light, while the separate dining room provides an equally inviting setting for entertaining, gatherings or everyday dining. To the rear, the kitchen has been modernised with a range of contemporary units, timber-effect worktops and integrated cooking appliances. The first floor hosts three bedrooms, including two well-proportioned doubles and a further bedroom. The family bathroom has been beautifully appointed, featuring a freestanding roll-top bath, walk-in rainfall shower and elegant styling throughout, while a separate WC provides additional convenience. A staircase continues to the second floor, featuring clever use of the space beneath the staircase to create a bespoke children's play nook, adding both practicality and personality to the home. The loft conversion delivers a significant amount of additional accommodation. While these rooms cannot be classed as bedrooms for marketing purposes, they offer highly versatile space suitable for hobbies, home working, playrooms, occasional guest accommodation or general storage, greatly enhancing the flexibility of the property. Externally, the rear yard has been thoughtfully arranged to create outdoor seating areas, combining decking, artificial lawn and useful storage spaces to provide a private and enjoyable setting throughout the year.

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**Substantial Period End Terrace**

**Separate First-Floor W.C**

**Three Bedrooms Plus Two Loft Rooms**

**Beautiful Hallways with Period Features**

**Bay-Fronted Living Room with Ornate Ceiling Detailing**

**Modern Fitted Kitchen**

**Stylish Bathroom with Freestanding Roll-Top Bath and Separate Shower**

**Spacious Dining Room/Additional Reception Room**

For any more information regarding the property please contact us today

**ENTRANCE HALLWAY:** Front entrance door, entrance vestibule, staircase to first floor, decorative archway, understairs storage, radiator, Versailles parquet flooring, door to:

**LIVING ROOM:** 13'3" x 13'11" (4.04m x 4.24m): Double glazed bay window, radiator, decorative cornicing, ornate ceiling rose, feature fireplace with decorative surround.

**DINING ROOM:** 11'3" x 13'9" (3.43m x 4.19m): Double glazed window, radiator, decorative cornicing to ceiling, ceiling rose.

**KITCHEN:** 10'11" x 9'8" (3.33m x 2.95m): Fitted with a range of wall and base units, work surfaces incorporating sink unit, integrated oven, gas hob, cooker hood, space for American-style fridge freezer, plumbing for washing machine, tiled splashbacks, double glazed window, double glazed rear access door.

**EXTERNALLY:** Enclosed front town garden. Enclosed rear yard incorporating decked seating area, artificial lawn seating space, storage shed and gated access.

**FIRST FLOOR LANDING:** Staircase to second floor with a bespoke children's play area created beneath the staircase with fitted storage and feature playhouse-style frontage, skylight.

**BEDROOM ONE:** 13'10" x 10'5" (4.22m x 3.18m): Double glazed window, radiator.

**BEDROOM TWO:** 11'2" x 14'2" (3.40m x 4.32m): Double glazed window, radiator.

**BEDROOM THREE:** 10'7" x 7'7" (3.23m x 2.31m): Double glazed window, radiator.

**BATHROOM:** 7'8" x 9'2" (2.34m x 2.79m): Freestanding roll-top bath, walk-in shower enclosure with rainfall shower, wash hand basin set within vanity unit, low level W.C double glazed window, tiled walls, tiled flooring, radiator.

**W.C:** Low level W.C, double glazed window, tiled walls.

**SECOND FLOOR LANDING:** Double glazed pitched roof window, door to:

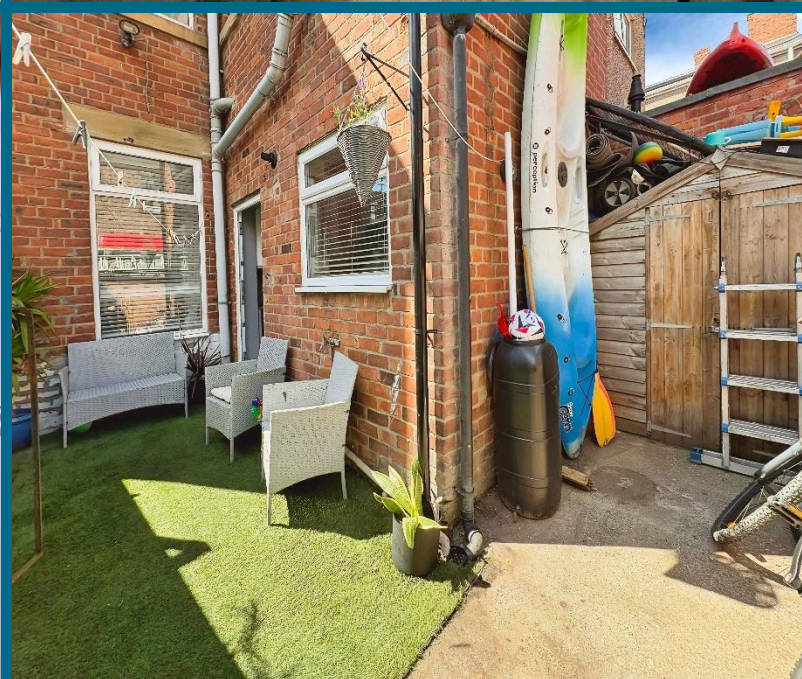
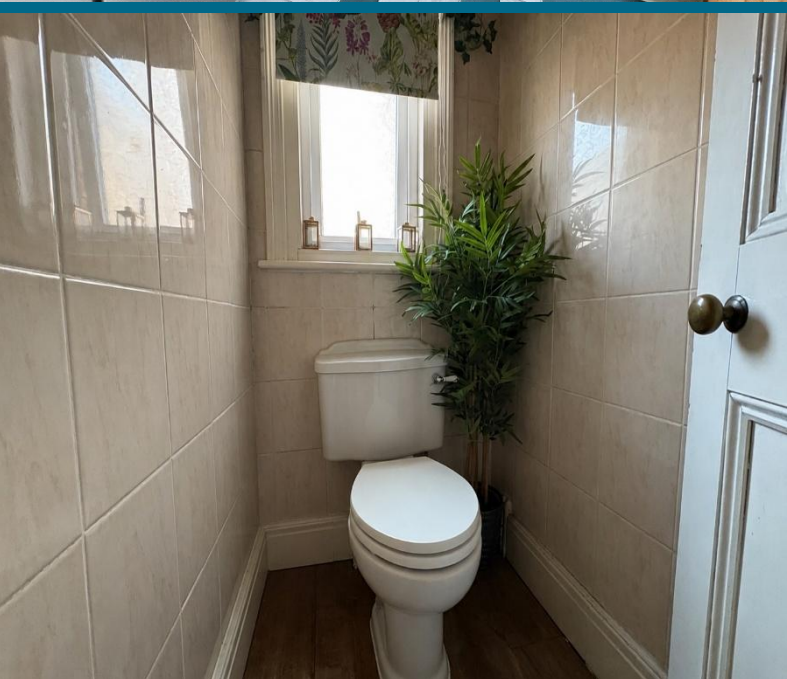
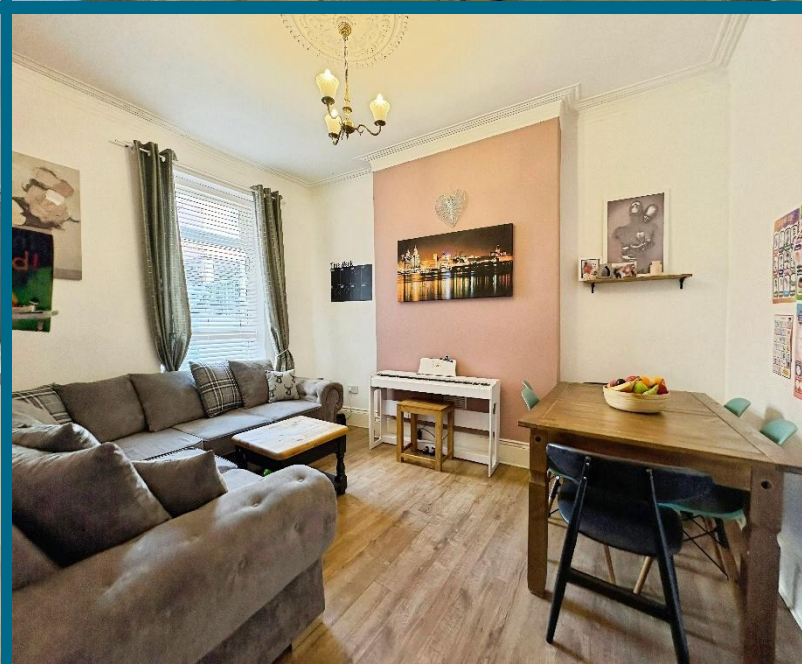
**LOFT ROOM:** 13'0" x 12'3" (3.96m x 3.73m) Plus alcove: Double glazed pitched roof window, electric radiator, eaves storage.

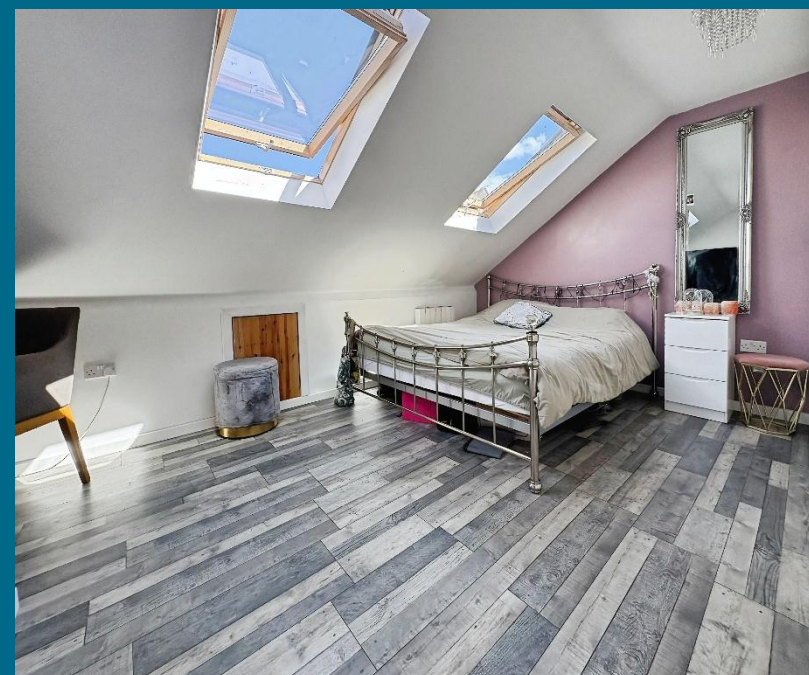
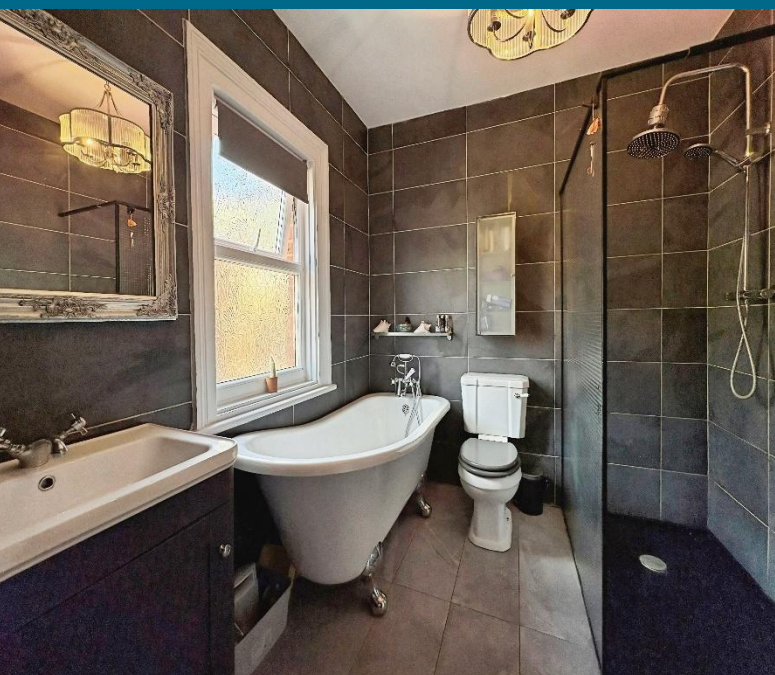
**LOFT ROOM:** 10'11" x 6'0" (3.33m x 1.83m): Double glazed pitched roof window

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Ground Floor

First Floor

Second Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

### PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- Broadband: FTTP
- Mobile Signal Coverage Blackspot: No
- Parking: On street

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

### COUNCIL TAX BAND: A

### EPC RATING: E

WB3700.TJ.DB.09.06.2026.V.2

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