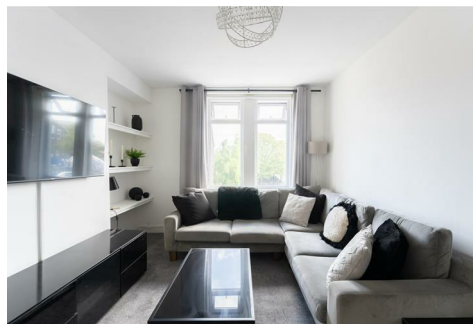




**23 Westmorland Street, Wallsend, NE28 7RY**

**Offers Over £95,000**

Hive Estates present to the market this well-presented two bedroom upper Tyneside flat, situated on Westmorland Street in Wallsend. Offering spacious and versatile accommodation, the property would make an ideal home for first-time buyers, couples or investors.

The living room is neutrally decorated with grey carpets, plenty of natural light and useful alcove shelving, creating a stylish media wall effect. The kitchen is a generous space, fitted with white shaker-style cabinets, black worktops and grey wood effect laminate flooring. A breakfast bar provides additional seating, while there is ample room for freestanding appliances and direct access to the rear yard.

The master bedroom is a spacious and bright room with large windows, neutral decor, grey carpets and plenty of space for storage. The second bedroom offers excellent versatility and could be used as a bedroom, home office, dressing room or nursery. The large bathroom features grey patterned wall cladding and complementary flooring, with a bath, separate shower, vanity unit with basin, WC and heated towel rail.

Externally, the property benefits from access to a shared rear yard, providing a useful outdoor space for entertaining or additional storage. Westmorland Street is well placed for local amenities, bus and Metro routes, green spaces and well-regarded schools including Wallsend Church of England Primary School.

**Lounge/Diner 14'1" x 12'9" (4.30 x 3.90)**

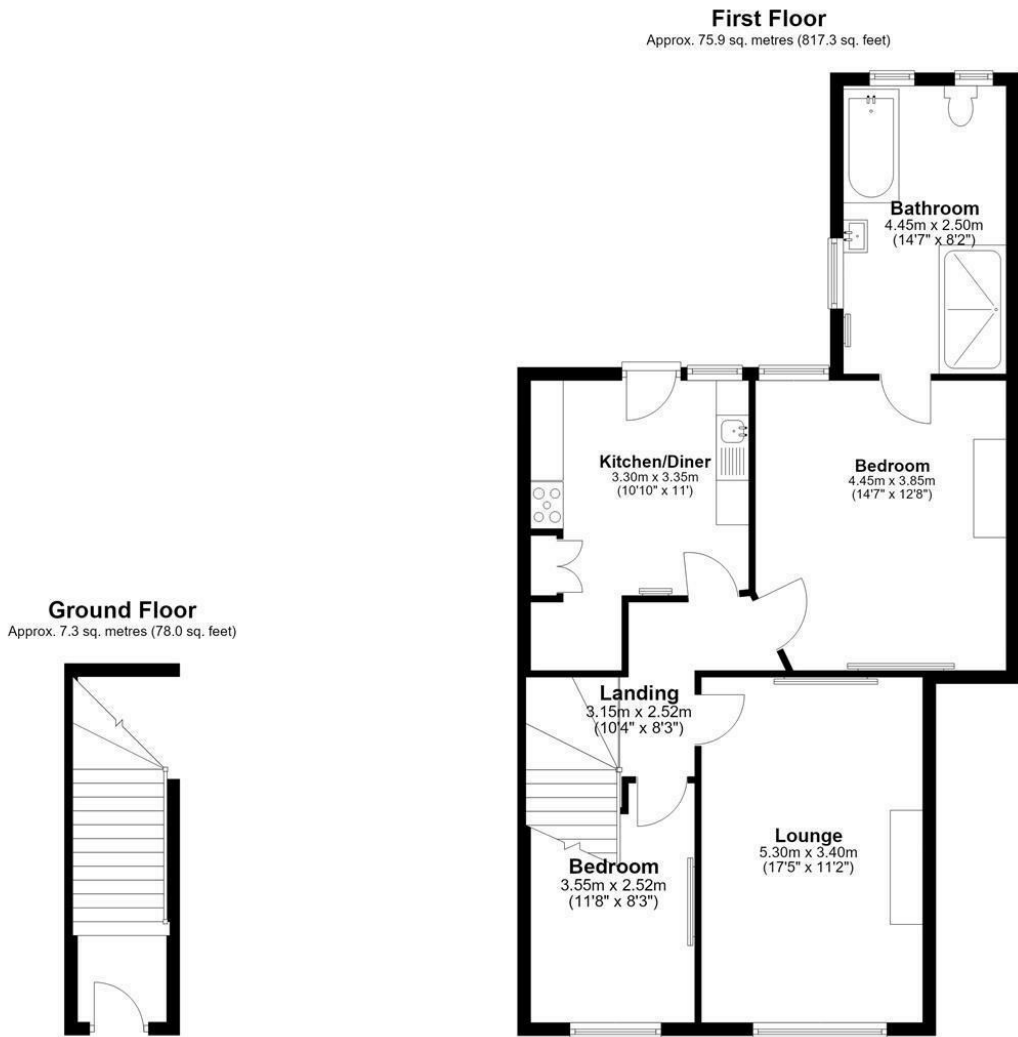
**Kitchen 8'10" x 8'2" (2.70 x 2.50)**

**Bedroom 1 14'3" x 12'1" (4.35 x 3.70)**

**Bedroom 2 13'11" x 10'9" (4.25 x 3.30)**

**Bathroom 5'2" x 8'2" (1.60 x 2.50)**

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

