

# SIGNATURE

## NORTH EAST

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 Rae Avenue, Wallsend NE28 9JP



# Rae Avenue, Wallsend NE28 9JP

**Asking Price**  
**£159,950**

Signature North East are delighted to welcome to the market this charming two-bedroom semi-detached home, ideally located in the popular area of Wallsend. Perfectly positioned for easy access to the Coast Road and A19, this property offers excellent connectivity across Newcastle and beyond, making it a great choice for commuters and families alike. The home is situated close to a number of well-regarded schools and is just a short walk from The Rising Sun Country Park. For those seeking leisure and retail options, Silverlink Retail Park is only a short drive away, offering a wide variety of shops, dining spots and entertainment venues.

Upon entering the property, you are greeted by a spacious and welcoming living room, offering ample space for your desired furnishings. Large windows flood the room with natural light, and a feature fireplace adds a cosy focal point to the space. The well-appointed kitchen boasts an array of base units and generous countertop space, complemented by a handy adjoining utility room with access to the rear garden. Integrated appliances, including an oven and hob, complete this practical and functional kitchen.

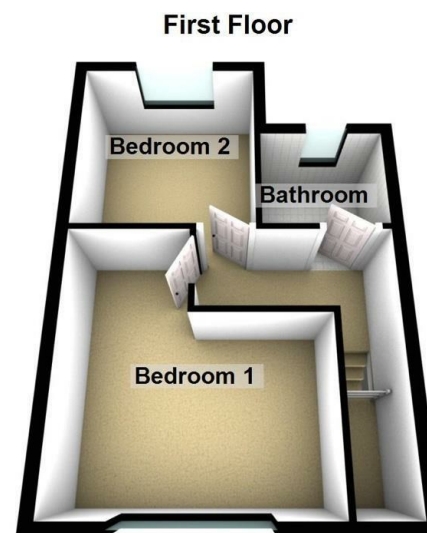
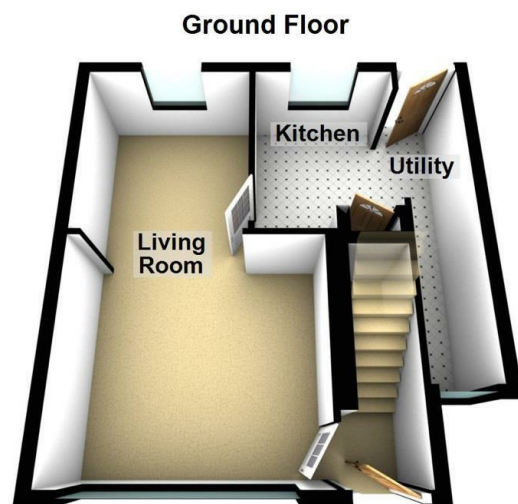
To the first floor, the property continues to impress with two generously sized bedrooms, both of which can easily accommodate a double bed and additional furniture. The accommodation is completed by a modern bathroom featuring a walk-in shower, hand basin, and W.C., offering both comfort and convenience for everyday living.

Externally, the home enjoys a substantial rear garden laid mainly to lawn, with a spacious patio area ideal for outdoor seating and summer entertaining. To the front, a driveway provides off-street parking for one vehicle, and additional on-street permit parking is available.



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

# PROPERTY FLOORPLAN



Total area: approx. 68.2 sq. metres (734.3 sq. feet)

## Measurements:

Living Room  
20'7" x 12'4"

Kitchen  
9'3" x 7'3"

Utility  
16'8" x 3'2"

Bedroom One  
13'6" x 13'2"

Bedroom Two  
9'7" x 8'11"

Bathroom  
6'6" x 5'5"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</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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