

# SIGNATURE

## NORTH EAST

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📍 Woodbine Avenue, Wallsend NE28 8HB

# Woodbine Avenue, Wallsend NE28 8HB

**Asking Price £85,500**

Signature North East are delighted to welcome this well-presented two bedroom Tyneside flat to the market, ideally located in the heart of Wallsend. Set within a great location, the property offers a settled residential community with convenient access to local shops, supermarkets and services in Wallsend town centre. The area benefits from nearby well-rated schools, local parks and green spaces, and strong public transport links including the Tyne and Wear Metro, making commuting to Newcastle upon Tyne straightforward.

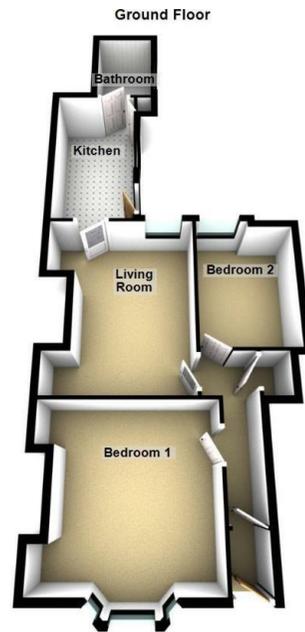
Upon entering, you are welcomed into the central hallway which provides access to the principal rooms of the home. The first step leads you into the spacious living room, offering ample space for your desired furnishings. A large window allows natural light to flood the room, creating a bright and airy atmosphere, while a striking fireplace sits at the heart of the space, providing an eye-catching focal point. The kitchen presents a plethora of storage through wall and base units, complemented by generous worktop space. From here, you can access the rear yard and the bathroom, which features a bath with overhead shower, W.C. and hand basin.

Continuing throughout the property, you will discover two well-proportioned bedrooms, both of which can comfortably accommodate a double bed alongside additional furnishings.

Externally, this home benefits from a private yard with ample patio space, perfect for outdoor furniture. There is also a garage door to the rear, providing the option to park a small car if required, as well as on-street parking available to the front of the property.



# PROPERTY FLOORPLAN



Total area: approx. 64.1 sq. metres (689.6 sq. feet)

## Measurements:

Living Room  
15'5" x 12'6"

Kitchen  
13'3" x 7'3"

Bedroom One  
14'2" x 13'8"

Bedroom Two  
11'5" x 8'4"

Bathroom  
5'3" x 6'11"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(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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