

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Wensleydale, Wallsend NE28 8TW

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**£550 Per Calendar
Month**

Nestled in a charming neighborhood just a stone's throw away from the lush greenery of the Rising Sun Country Park, this beautifully furnished one-bedroom Ground floor flat is the perfect haven for a single person or couple. The tasteful decor throughout creates a warm and welcoming atmosphere that is both inviting and comfortable. This flat boasts an unbeatable location that offers easy access to all the local amenities, including shops, restaurants, and entertainment options. With excellent transportation links, you can explore the surrounding areas and beyond with ease.

From the tranquil beauty of the nearby park to the convenience of the city centre just a short commute away, this delightful flat offers the perfect balance of comfort and accessibility.

Don't miss out on the chance to make it your new home.

Available September 2025
Tenancy Term: 12 months +
Council Tax Band: A
£550 PCM

TENANCY APPLICATION FEES:

To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required.

A tenancy deposit for the property is compulsory and is to be paid on or before the tenancy commences, along with the first months rent payment. The tenancy deposit is equivalent to 5 weeks' rent. An additional tenancy deposit amount may be requested in certain circumstances.

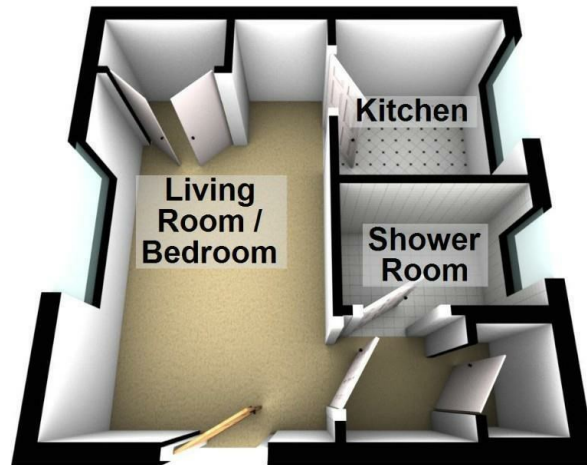
Room Sizes



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

PROPERTY FLOORPLAN

First Floor



Total area: approx. 22.9 sq. metres (246.4 sq. feet)


Measurements:

Living Room / Bedroom
15'9" x 8'7"

Kitchen
6'11" x 6'8"

Shower Room
6'8" x 4'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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