

# SIGNATURE

## NORTH EAST

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📍 Moor Edge Drive, Wallsend NE28 9FR

# Moor Edge Drive, Wallsend NE28 9FR

**Offers Over £160,000**

Signature North East welcomes you to this well-positioned two-bedroom terraced home in the popular area of Wallsend. Offering a superb balance of convenience and comfort, the property is within easy reach of local shops, schools and eateries, while the scenic Rising Sun Countryside Centre is just moments away, perfect for enjoying the outdoors. Station Road is nearby, providing excellent access to major road networks and making travel across the area convenient and straightforward.

The ground floor unfolds into a bright open-plan living, dining and kitchen space, thoughtfully designed for modern lifestyles. The generous layout provides excellent flexibility for both relaxing and entertaining, with a breakfast bar naturally zoning the kitchen area. Patio doors open directly onto the rear garden, enhancing the sense of space and drawing in natural light. A convenient WC adds further practicality and completes the ground floor layout.

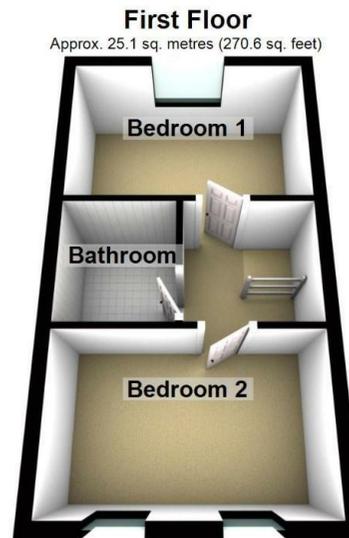
Upstairs, the property continues to impress with two spacious double bedrooms, each comfortably accommodating furnishings. The family bathroom is well-appointed with a bath, wash basin and WC, presented in a clean and contemporary style.

To the rear, the garden offers a pleasant mix of lawn and patio areas, creating an inviting outdoor setting. On-street parking is available directly outside the property, adding to the overall ease and appeal of this welcoming home.



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

# PROPERTY FLOORPLAN



Total area: approx. 50.1 sq. metres (539.6 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room / Kitchen Diner  
22'1" x 12'1"

WC  
4'9" x 2'11"

Bedroom One  
12'1" x 7'10"

Bedroom Two  
12'1" x 7'8"

Bathroom  
6'0" x 5'6"

## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>98</b> |
| (81-91) <b>B</b>                            | <b>81</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |





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