

SIGNATURE

NORTH EAST

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 George Road, Wallsend NE28 6BU

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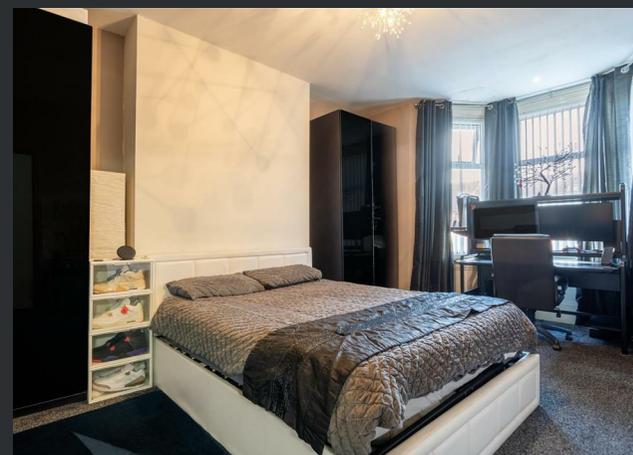
Asking Price £98,500

Signature North East are delighted to welcome this well-presented three-bedroom upper floor Tyneside flat to the market, ideally located in Wallsend. This property benefits from a great location, offering easy access to everyday amenities including shops, supermarkets and well-regarded schools. Excellent transport links via the A19, Coast Road and nearby Wallsend Metro station provides quick connections into Newcastle and the wider region, while nearby green spaces and ongoing regeneration enhance the area's long-term appeal.

Upon entering the property, you are welcomed into a bright living room, offering ample space for a range of furnishings and enhanced by a large window allowing plenty of natural light. The kitchen provides plenty of storage through wall and base units, complemented by generous worktop space, and benefits from integrated appliances including an oven and hob.

Continuing through the property, there are three bedrooms, each capable of accommodating a double bed along with additional furnishings. Completing the interior is the bathroom, fitted with a bathtub with overhead shower, hand basin and W.C. The loft also benefits from a partial conversion (no planning permission in place), offering excellent potential for further development.

Externally, the property features shared front and rear gardens, providing outdoor space to enjoy. There is also the added benefit of on-street parking available without the need for a permit. Externally the property also benefits from electric and water supplies.



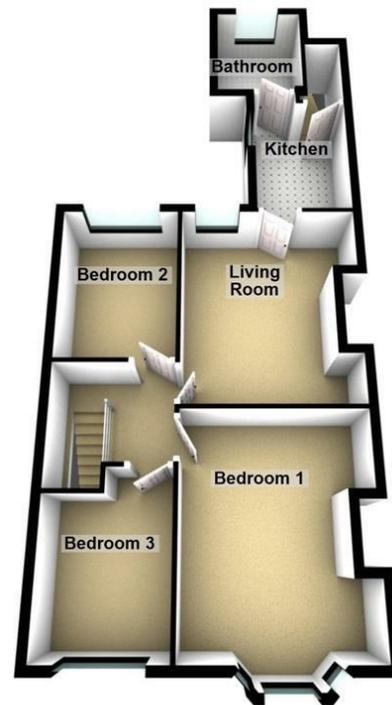
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

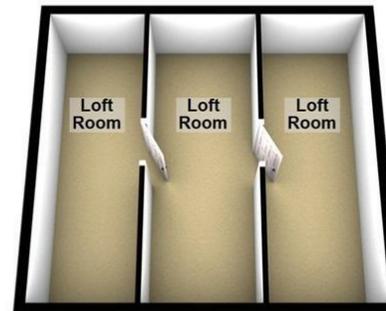
Ground Floor



First Floor



Second Floor



Total area: approx. 118.5 sq. metres (1275.0 sq. feet)

Measurements:

Bedroom One
12'5" x 14'4"

Bedroom Three
10'2" x 8'3"

Bedroom Two
8'3" x 11'1"

Living Room
14'4" x 6'6"

Kitchen
6'11" x 10'4"

Bathroom
6'8" x 7'6"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC







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