


SIGNATURE

NORTH EAST

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





 Benton Rise, Wallsend NE28 9EW

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£1,250 Per Calendar Month

Welcome to the Signature rental market! This spacious end-terrace three-bedroom home is spread across three levels. On the ground floor, the inviting living room welcomes you in, providing a comfortable space to relax and unwind. The kitchen/dining area features outdoor access to the back garden, making it perfect for entertaining. The kitchen is well-appointed with ample wall and base units, providing plenty of storage and counter space for meal preparation. The first floor boasts two generously sized double bedrooms, and a modern family bathroom completes this level. The principal bedroom is situated on the second floor, spanning the entire length of the property.

Located in a vibrant area with a wide range of amenities, this property is perfect for families and professionals alike. Its proximity to supermarkets, retail shops, reputable schools, parks, and green spaces ensures convenience and quality of life. Excellent public transport links and major road networks make commuting effortless, and the short distance to the coast adds to its appeal.

Available Now
Tenancy Term: 12 Months
Council Tax Band: B
£1,250.00 PCM

TENANCY APPLICATION FEES:

To reserve this property, a refundable holding deposit of one week's rent is required, on move in, this will be deducted from your first months rent. A damage deposit for the property is compulsory and is equivalent to 5 week's rent.

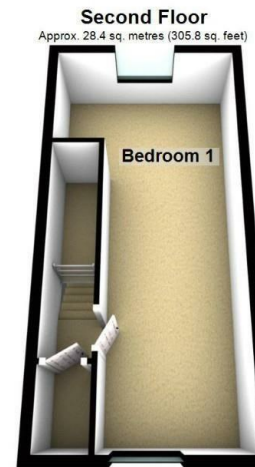
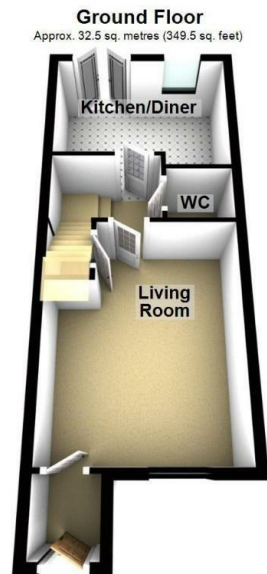
NOTICE REGARDING FREE STANDING GAS & ELECTRIC APPLIANCES:

Any free standing appliances shown on photographs or present on viewings may not be included in the tenancy. Please obtain confirmation in writing from our office as to the inclusion of any appliances which you require included within the tenancy, before you proceed with an application for any property.



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

PROPERTY FLOORPLAN



Total area: approx. 91.8 sq. metres (988.2 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
14'9" x 11'10"

Kitchen/Dining Room
7'9" x 8'9"

Bedroom One
21'4" x 8'7"

Bedroom Two
8'10" x 10'6"

Bedroom Three
8'9" x 11'10"

Bathroom
5'6" x 7'10"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	77	
(55-68) D		
(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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