







- First Floor Flat
- Available January
- Offered Unfurnished
- Well-Presented
- One Bedroom
- Front Garden
- Off-Street Parking
- Local Amenities
- Transport Links
- Council Tax Band: A





Jan Forster Estates are pleased to present to the rental market this one-bedroom, first-floor flat on Ryedale, in Wallsend. The property is available in January and is offered unfurnished.

This flat enjoys a convenient location close to a wide range of local amenities, schools, and numerous green spaces. Nearby parks, including the popular Rising Sun Country Park, provide ideal settings for outdoor enthusiasts and those who enjoy walking. Excellent public transport links and the nearby A1058 Coast Road offer easy access to both the coast and Newcastle city centre.

The property is accessed via an entrance lobby with stairs leading to the first floor and briefly comprises: hallway, bright and airy lounge, kitchen fitted with both wall and floor units, a spacious double bedroom, and a bathroom WC featuring a showerhead over the bath for added convenience. Further benefits include gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Externally, there is a garden to the front and the added advantage of off-street parking.

We anticipate a high level of interest on this charming home. For more information and to book a viewing, please contact our lettings team on 0191 236 1079.


Council Tax Band: A

## The difference between house and home

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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>	72	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 	

**Contact Us: 0191 236 2070**

