

MOVING HOMES

SALES & LETTINGS



£175,000

Agricola Gardens, Wallsend

£175,000

Moving Homes welcomes to the market for sale this spacious two bedroom semi-detached bungalow situated in Agricola Gardens on the sought after Hadrian Park Estate, Wallsend. Offering a variety of amenities, including schools, shopping parks and bars / restaurants, The Rising Sun Country Park within the surrounding area, as well as excellent transport links both North & South of the region, via A19 as well as the A1058 Coast Road from the City of Newcastle upon Tyne to the North East Coastline.

Briefly comprising of: - Central hallway leading to all principal rooms. The spacious lounge diner is to the front of the property with large window overlooking the garden. The kitchen is to the rear and benefits from a wide range of wall and base units, complementing worktops, tiled splash back, gas hob, under bench oven and door leading to garage. There are two double bedrooms, both spacious in size and a family bathroom. Externally to the front there is a cobbled block paved driveway, with garage and lawned garden. To the rear a pebbled garden for low maintenance and patio area.

EPC Rating C <https://find-energy-certificate.service.gov.uk/energy-certificate/0500-7643-0522-2200-3473>

Tenure - The agent understands the property to be leasehold with 999yrs from the year of build with a ground rent of £25pa. However, this should be confirmed with a licensed legal representative.

Council Tax Band B

An internal inspection is recommended to truly appreciate the accommodation being offered.

To secure a viewing please contact Moving Homes on 0191-2964600 or visit our website movinghomesuk.com





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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