



## 78 Haydon Drive

Willington Quay, Wallsend, NE28 0BH

\*\* WE HAVE BEEN ADVISED THAT THE FREEHOLD PURCHASE IS UNDERWAY - THE PROPERTY WILL BE SOLD AS FREEHOLD ON COMPLETION OF A SALE \*\*  
FOUR BEDROOM DETACHED HOUSE ON THREE FLOORS \*\* THREE BATHROOMS \*\* UTILITY & DOWNSTAIRS WC

\*\* TWO RECEPTION ROOMS \*\* STUNNING LANDSCAPED GARDEN TO REAR \*\* STYLISH MODERN KITCHEN \*\*

SPACIOUS ACCOMMODATION THAT IS BEAUTIFULLY PRESENTED THROUGHOUT & READY TO MOVE INTO \*\*

DOUBLE GARAGE & PARKING FOR TWO VEHICLES \*\* COUNCIL TAX BAND D \*\* 125 YEAR LEASE FROM 2004 \*\*

\*\* ENERGY RATING C \*\*

Offers Around £325,000

# 78 Haydon Drive

Willington Quay, Wallsend, NE28 0BH



- Four Bedroom Detached House
- Utility & Downstairs WC
- Council Tax Band D
- Three Bathrooms
- Stunning Landscaped Rear Garden
- 125 Year Lease From 2004
- Superb Modern Kitchen
- Double Garage & Off Street Parking
- Energy Rating C

## Entrance Hallway

## Breakfasting Kitchen

15'10" x 9'1" (4.83 x 2.79)

## Utility Room

5'2" x 4'10" (1.60 x 1.49)

## Downstairs WC

4'10" x 3'8" (1.49 x 1.13)

## Dining Room

10'9" x 8'3" (3.28 x 2.54)

## Lounge

16'8" x 12'6" max (5.10 x 3.82 max)

## First Floor Landing

## Bedroom 2

14'5" x 9'10" (4.40 x 3.00)

## En-Suite

11'10" x 4'8" min (3.62 x 1.44 min)

## Bedroom 3

10'10" x 8'7" (3.31 x 2.64)

## Bedroom 4

9'4" x 8'8" (2.85 x 2.65)

## Family Bathroom

8'7" x 6'3" (2.63 x 1.91)

## Second Floor Landing

## Bedroom 1

17'10" x max x 12'6" max | shaped  
(5.44 x max x 3.82 max | shaped)

## En-Suite

8'3" x 6'0" min (2.52 x 1.83 min)

## Gardens

## Garage & Parking

## Lease & Ground Rent

## Broadband

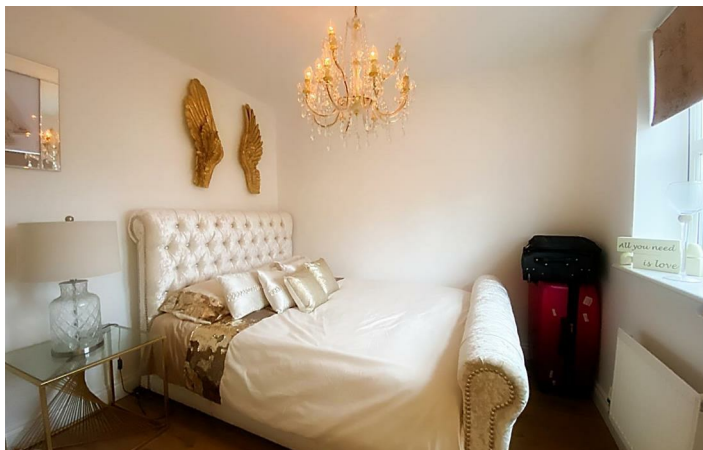


## Directions

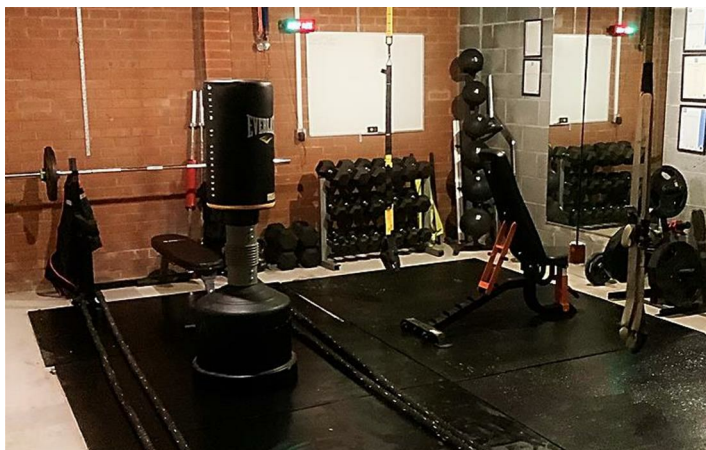










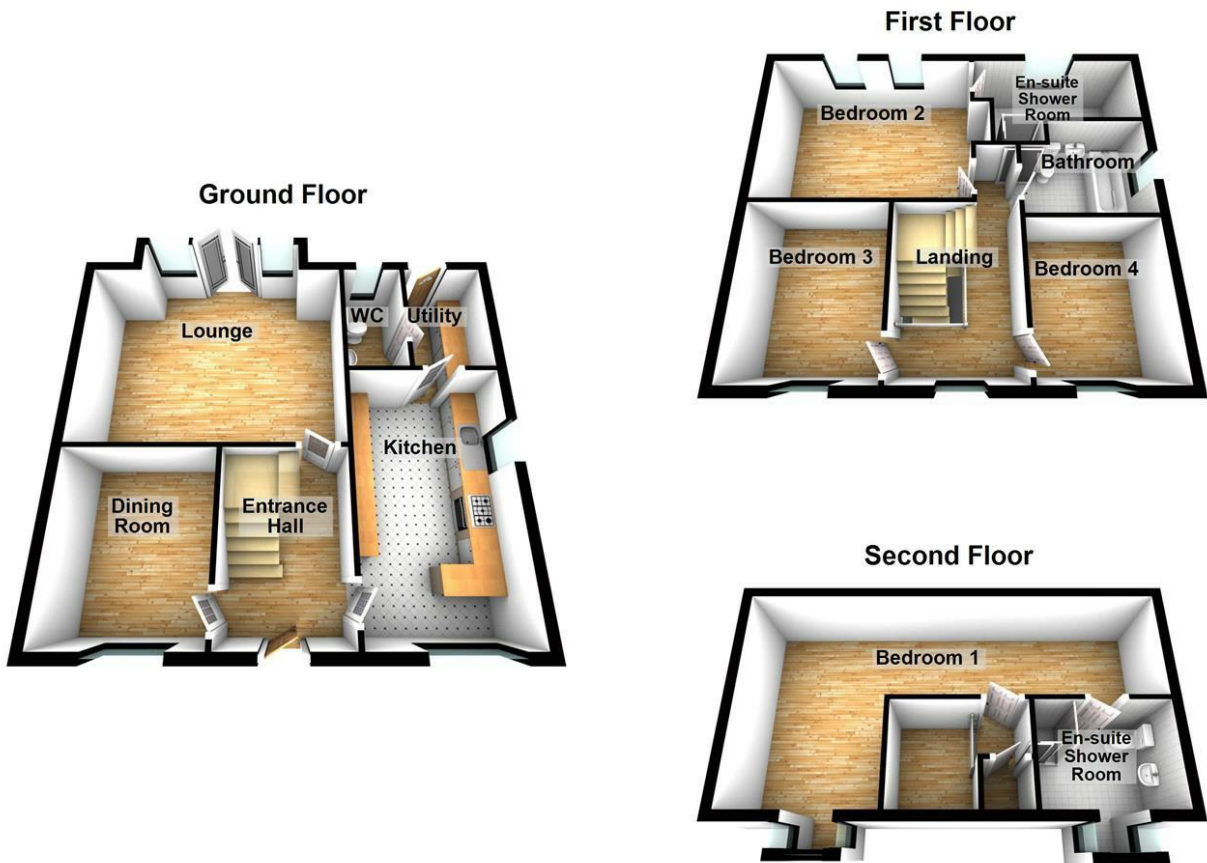








# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT  
 Tel: 0191 295 3322 Email: [info@next2buy.com](mailto:info@next2buy.com) <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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			
		77	85
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	