



17 Cawfields Close

Hadrian Village, Wallsend, NE28 0BJ

SUPERB THREE BEDROOM DETACHED HOUSE ** BEAUTIFULLY PRESENTED AND VERY MUCH IMPROVED **

MODERN REFITTED KITCHEN ** EN-SUITE TO MASTER BEDROOM ** UTILITY ROOM & DOWNSTAIRS WC **

LOUNGE & DINING ROOM ** GARAGE & OFF STREET PARKING FOR TWO VEHICLES ** LOVELY FAMILY HOME

COUNCIL TAX BAND C ** ENERGY RATING C ** 125 YEAR LEASE FROM 2004

Asking Price £235,000

17 Cawfields Close

Hadrian Village, Wallsend, NE28 0BJ



- Detached House - Three Double Bedrooms
- Modern Refitted Kitchen
- Garage & Parking For Two Vehicles
- En-Suite To Master
- Downstairs WC
- 125 Year Lease From 2004
- Utility Room
- Dining Room
- Energy Rating C

Entrance

Lounge

11'7" x 17'11" into bay (3.53 x 5.46 into bay)

Dining Room

10'4" x 8'5" (3.15 x 2.57)

Kitchen

9'1" x 11'0" (2.77 x 3.35)

Utility Room

WC

Landing

Bedroom 1

13'11" max x 8'11" (4.24 max x 2.72)

En-Suite

Bedroom 2

9'11" x 9'11" (3.02 x 3.02)

Bedroom 3

9'8" x 8'2" (2.95 x 2.49)

Bathroom

External

Lease

Broadband

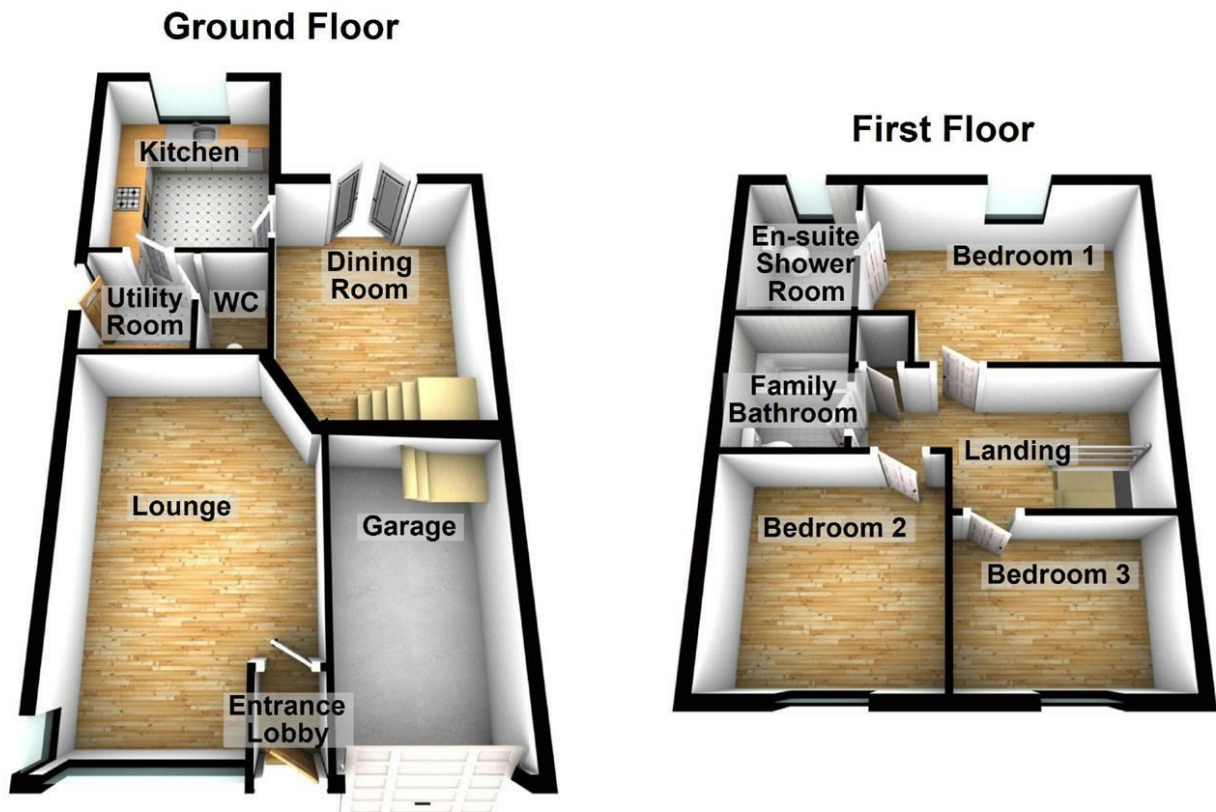


Directions





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 <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	84
(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	