



## 19 Cawfields Close Hadrian Village, Wallsend, NE28 0BJ

SPACIOUS FOUR BEDROOM DETACHED HOUSE \*\* THREE BATHROOMS \*\* DOWNSTAIRS WC \*\*

MODERN KITCHEN & DINING ROOM \*\* UTILITY ROOM \*\* GARAGE & OFF STREET PARKING \*\*

GARDENS FRONT & REAR \*\* BEAUTIFULLY PRESENTED & READY TO MOVE INTO \*\*

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

Offers Over £289,950

# 19 Cawfields Close

Hadrian Village, Wallsend, NE28 0BJ



- Four Bedroom Detached House
- Modern Kitchen & Dining Room
- Council Tax Band D
- Three Bathrooms
- Garage & Off Street Parking
- 125 Year Lease From 2004
- Utility Room & Downstairs WC
- Beautifully Presented
- Energy Rating C

## Hallway

## Cloaks/WC

7'3" x 2'11" (2.21 x 0.90)

## Lounge

15'1" x 11'3" (4.61 x 3.43)

## Kitchen

17'10" x 10'11" (5.44 x 3.34)

## Dining Room

12'0" x 8'2" (3.66 x 2.49)

## Utility Room

6'4" x 5'5" (1.92 x 1.65)

## Landing

## Bedroom 1

15'4" x 11'5" (4.68 x 3.49)

## En-Suite Shower/WC

6'5" x 6'6" (1.95 x 1.99)

## Bedroom 2

16'0" x 8'3" (4.87 x 2.51)

## En-Suite Shower/WC

8'2" x 6'0" (2.49 x 1.84)

## Bedroom 3

9'5" x 7'9" (2.86 x 2.37)

## Bedroom 4

8'7" x 7'10" (2.62 x 2.38)

## Family Bathroom

6'5" x 5'9" (1.96 x 1.74)

## External

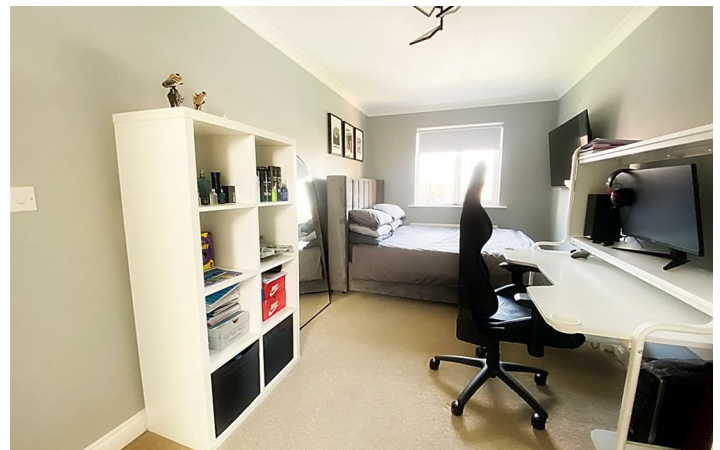
## Lease & Ground Rent

## Broadband



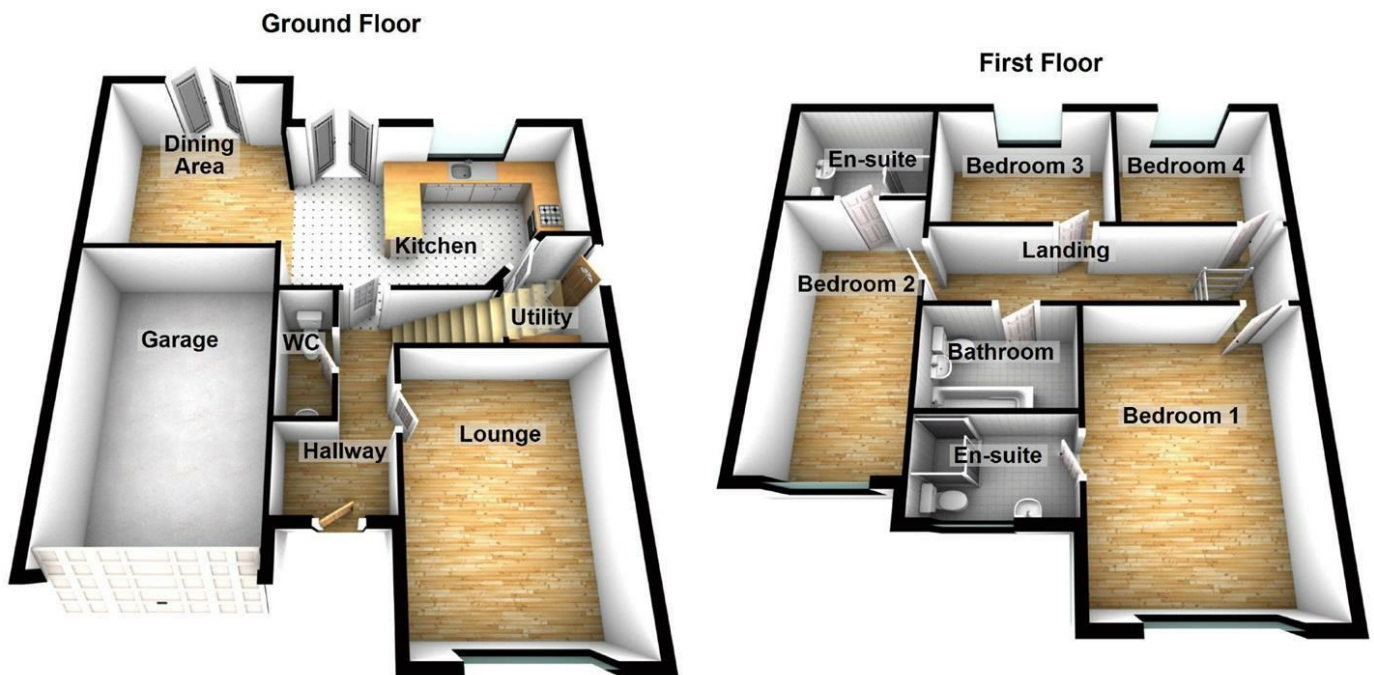
## Directions







## 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	88
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	