



## 31 Walton Gardens , Hadrian Village, NE28 0BN

\*\* THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH \*\*

\*\* THREE BEDROOM SEMI - DETACHED HOUSE \*\* FREEHOLD \*\* SPACIOUS LOUNGE \*\*

\*\* SEPARATE DINER \*\* GARAGE & OFF STREET PARKING \*\* IDEAL FAMILY HOME \*\*

\*\* EXCELLENT ROAD & TRANSPORT LINKS \*\* CLOSE TO METRO STATION \*\* READY TO MOVE INTO \*\*

\*\* COUNCIL TAX BAND B \*\* EPC RATING C \*\*

Offers Over £189,950

# 31 Walton Gardens

, Hadrian Village, NE28 0BN



- \*\*\* Freehold \*\*\*
- Gardens Front & Rear
- Council Tax Band B
- Three Double Bedrooms
- Sought After Location
- Energy Rating C
- Garage & Driveway Parking
- Great Family Home

## Entrance Lobby

3'8" x 3'9" (1.13 x 1.16)

## Living Room

13'9" x 11'7" (4.20 x 3.54)

## Dining Room

8'4" x 10'7" (2.56 x 3.23)

## Kitchen

10'11" x 8'11" (3.33 x 2.73)

## Utility Room

5'5" x 4'11" (1.67 x 1.51)

## W/C

4'11" x 3'4" (1.52 x 1.02)

## Stairs to First Floor

## Bedroom 1

8'7" x 14'1" (2.63 x 4.30)

## En-Suite Shower Room

5'9" x 5'5" (1.77 x 1.66)

## Bedroom 2

9'10" x 9'11" (3.00 x 3.03)

## Bedroom 3

8'1" x 9'8" (2.48 x 2.96)

## Bathroom

6'8" x 5'6" (2.05 x 1.69)

## Gardens, Drive & Garage

## Freehold

## BROADBAND



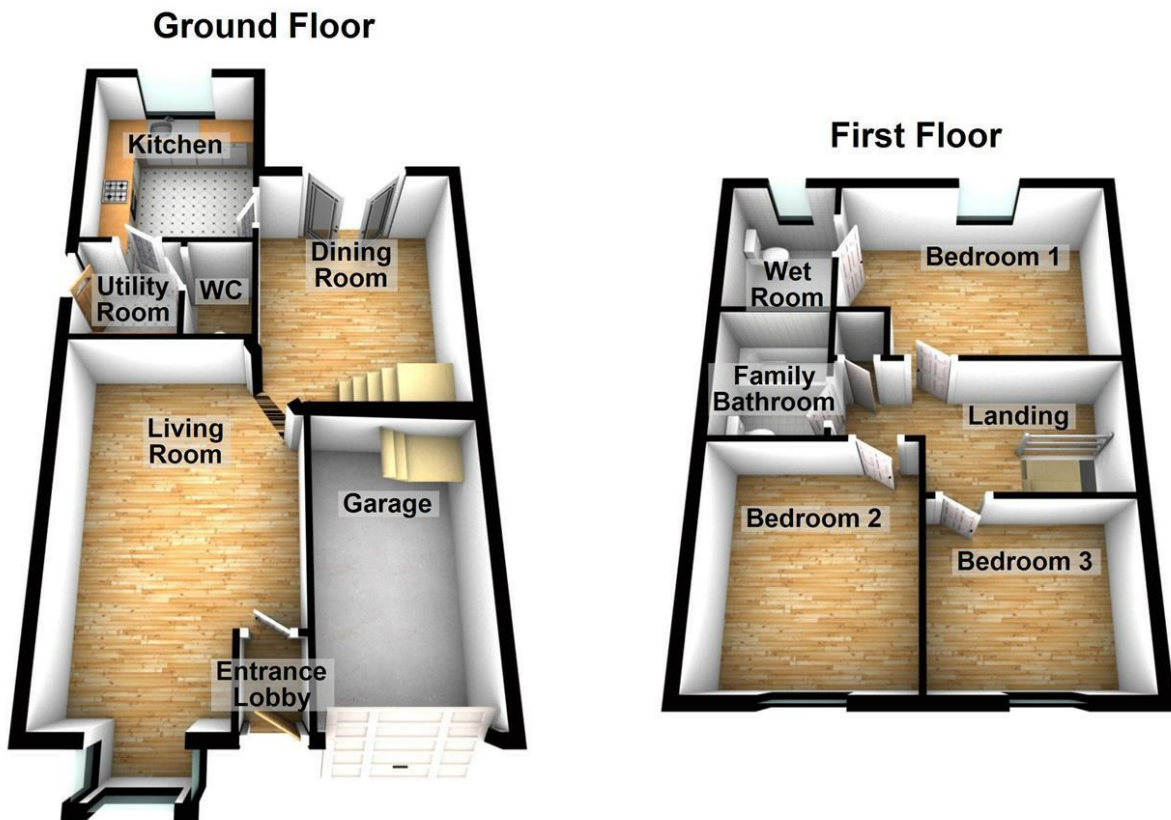
## Directions







# 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) A			90
(81-91) B		77	
(69-80) C			
(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	