

12 Farndale

Hadrian Lodge West, Wallsend, NE28 8TH

** GUIDE PRICE £170,000 - £175,000 **

** THREE BEDROOM MID LINK HOUSE ** CHAIN FREE ** HIGHLY SOUGHT AFTER LOCATION **

CLOSE TO LOCAL AMENITIES ** GARAGE TO REAR WITH DIRECT ACCESS FROM GARDEN **

SPACIOUS CONSERVATORY ** SOUTH FACING REAR GARDEN ** COUNCIL TAX BAND B ** FREEHOLD

ENERGY RATING D **

Price Guide £170,000

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- Guide Price £170,000 - £175,000
- Conservatory
- Council Tax Band B
- Three Bedroom Mid Link House
- Garage To Rear
- Freehold
- South Facing Rear Garden
- Chain Free
- Energy Rating D

Entrance

Living Room

15'10" x 14'8" (4.84 x 4.48)

Kitchen/Diner

9'4" x 14'8" (2.87 x 4.48)

Conservatory

9'6" x 13'10" (2.91 x 4.22)

Landing

Bedroom 1

11'6" x 8'3" (3.51 x 2.54)

Bedroom 2

10'10" x 7'0" (3.31 x 2.14)

Bedroom 3

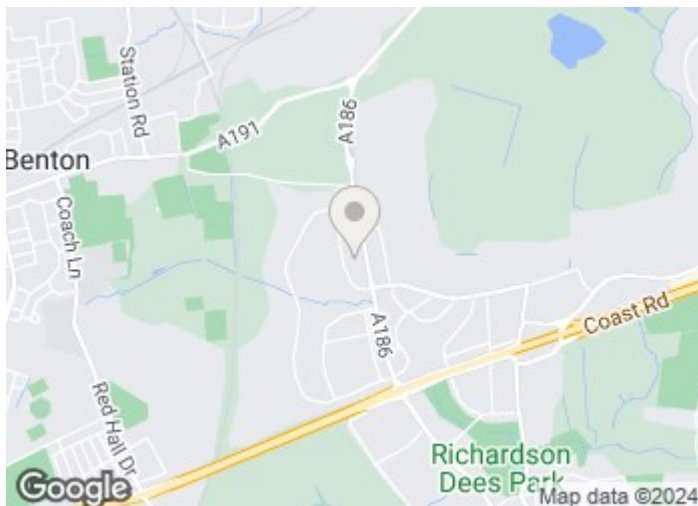
8'5" x 6'1" (2.59 x 1.86)

Bathroom

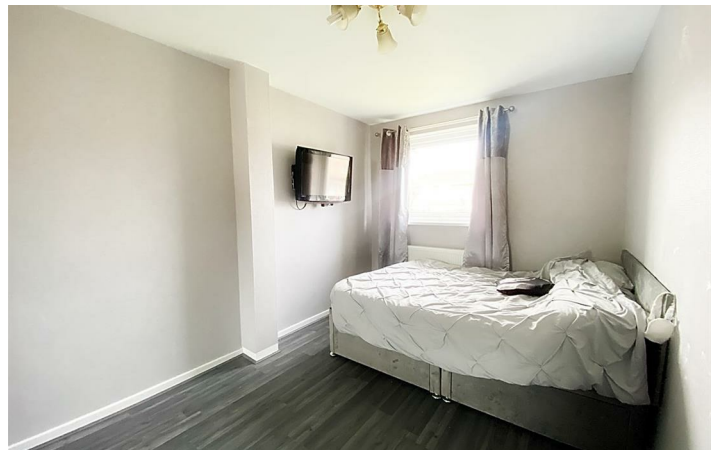
5'4" x 7'5" (1.65 x 2.27)

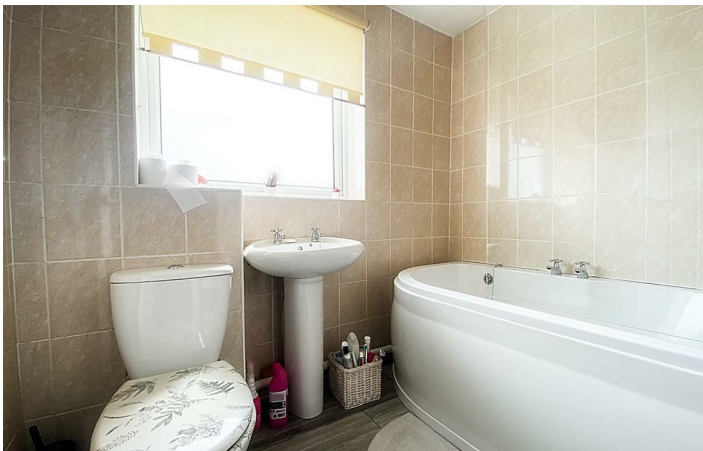
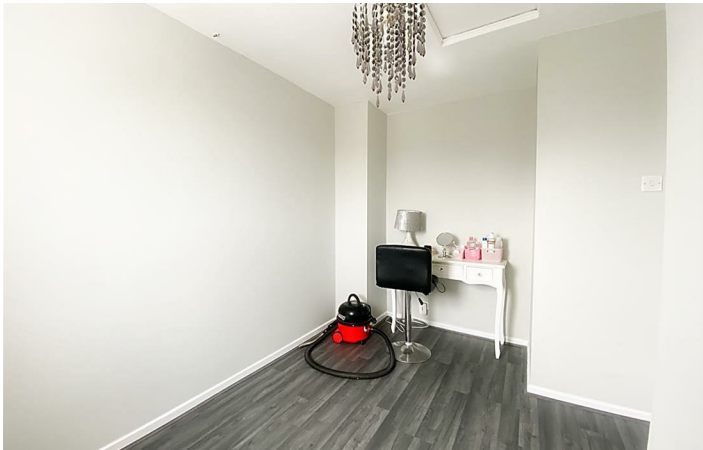
Gardens & Garage

Broadband

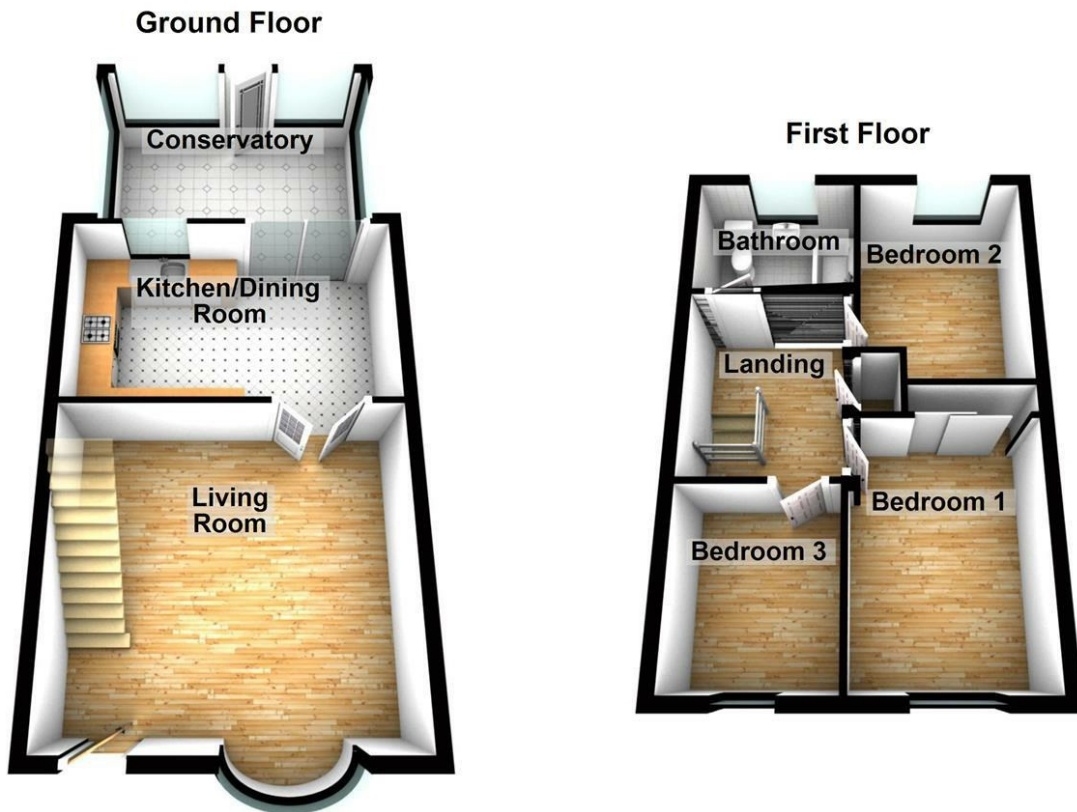


Directions





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			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	