

## 27 Dilston Grange Hadrian Village, Wallsend, NE28 6JH

\*\* THREE BEDROOM DETACHED HOUSE WITH EN-SUITE TO MASTER \*\*BEAUTIFULLY PRESENTED \*\*

\*\* MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES \*\* GARAGE & OFF STREET PARKING \*\*

LOVELY PRIVATE GARDEN TO REAR WITH WESTERLY ASPECT \*\* CLOSE TO LOCAL AMENITIES \*\*

METRO STATION LESS THAT 0.5 MILE AWAY \*\* CHAIN FREE \*\* COUNCIL TAX BAND B \*\*

ENERGY RATING C \*\* FREEHOLD \*\*

**Offers Over £249,950**

# 27 Dilston Grange

Hadrian Village, Wallsend, NE28 6JH



- Three Bedroom Detached House
- Modern Kitchen/Diner
- Chain Free
- En-Suite To Master Bedroom
- Westerly Aspect To Rear
- Freehold - Council Tax Band B
- Downstairs WC
- Garage & Off Street Parking
- Energy Rating C

## Entrance

## Lounge

14'10" x 10'8" (4.51 x 3.26)

## Inner Hallway

## WC

6'0" x 2'11" (1.83 x 0.90)

## Kitchen and Dining Room

12'1" x 19'2" (3.68 x 5.85)

## Landing

## Bedroom 1

13'2" x 9'8" (4.02 x 2.95)

## En-Suite Shower Room

4'2" x 3'10" (1.27 x 1.17)

## Bedroom 2

11'8" x 9'0" (3.56 x 2.74)

## Bedroom 3

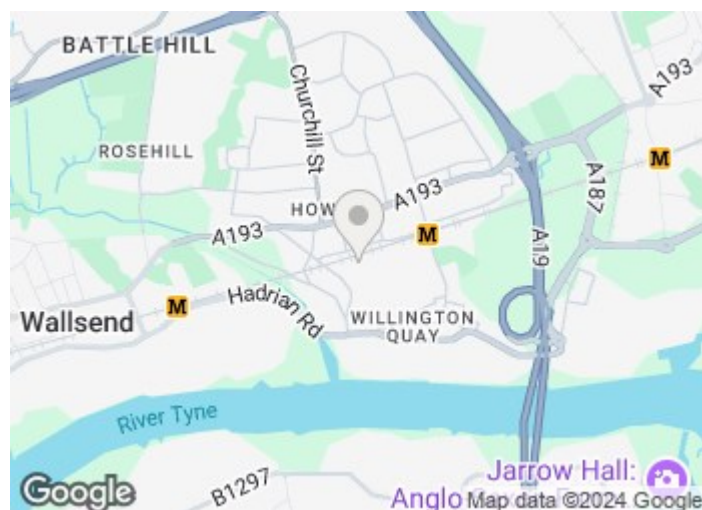
7'9" x 9'11" (2.37 x 3.02)

## Family Bathroom

9'7" x 5'0" (2.93 x 1.53)

## External

## Broadband



## Directions







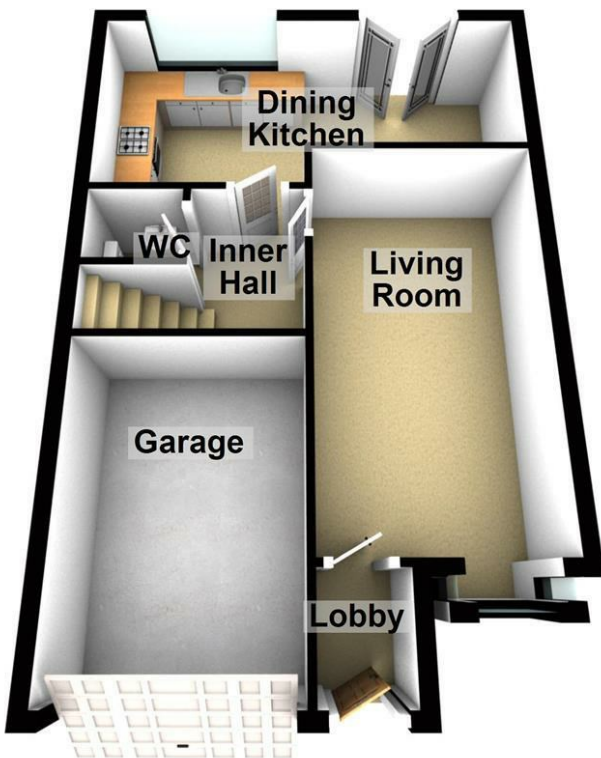






# Floor Plan

## Ground Floor



## First Floor



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		71	85
(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	