



## 20a Agricola Gardens Hadrian Park, Wallsend, NE28 9RX

\*\* TWO BEDROOM SEMI DETACHED HOUSE \*\* OFF STREET PARKING FOR TWO VEHICLES \*\*

SOUTH FACING GARDEN TO REAR \*\* SUN ROOM \*\* GREAT FIRST TIME BUY IN A POPULAR AREA \*\*

CHAIN FREE \*\* CLOSE TO LOCAL AMENITIES AND EXCELLENT ROAD LINKS \*\* FREEHOLD \*\*

COUNCIL TAX BAND A \*\* ENERGY RATING C \*\*

**Price £155,000**

# 20a Agricola Gardens

Hadrian Park, Wallsend, NE28 9RX



- Two Bedroom Semi Detached House
- South Facing Rear Garden
- Council Tax Band A
- Off Street Parking For Two Vehicles
- Conservatory
- Freehold
- Great First Time Buy
- Chain Free
- Energy Rating C

## Lounge

14'0" x 12'7" (4.27 x 3.85)

## Kitchen/Diner

12'7" x 9'3" (3.85 x 2.84)

## Sun Room

8'0" x 7'8" (2.44 x 2.36)

## Landing

## Bedroom 1

12'0" into robe x 10'0" (3.68 into robe x 3.05)

## Bedroom 2

12'7" into robe x 6'8" (3.86 into robe x 2.04)

## Bathroom

6'5" x 6'3" (1.97 x 1.93)

## External

## Broadband



## Directions





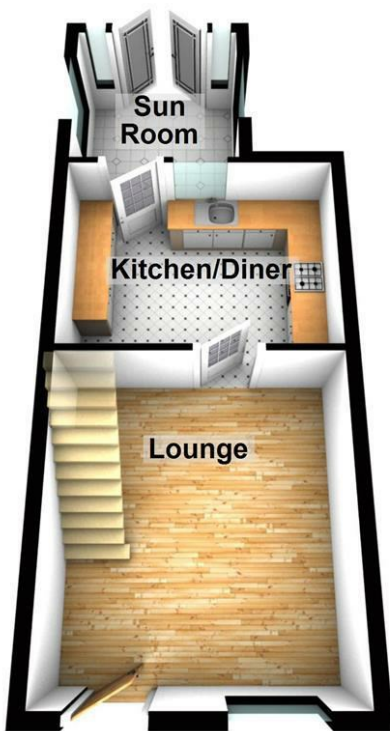






# Floor Plan

**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			89
(81-91) B		73	
(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	