



28 Lancaster Drive Hadrian Park, Wallsend, NE28 9TE

THREE BEDROOM DETACHED HOUSE ** OFFICE/POTENTIAL FOURTH BEDROOM WITH UTILITY/WC **
SPACIOUS SUN ROOM ** LOVELY WESTERLY ASPECT REAR GARDEN ** CUL-DE-SAC LOCATION **
OFF STREET PARKING FOR TWO VEHICLES ** HIGHLY POPULAR LOCATION CLOSE TO AMENITIES **
FREEHOLD ** COUNCIL TAX BAND C ** ENERGY RATING C **

Price £269,950

28 Lancaster Drive

Hadrian Park, Wallsend, NE28 9TE



- Three Bedroom Detached House
- Office/Potential Fourth Bedroom With Utility/WC
- Westerly Aspect Rear Garden
- Spacious Sun Room
- Parking For Two Vehicles
- Cul-De-Sac Location
- Freehold
- Council Tax Band C
- Energy Rating C

Entrance

Office/Potential Fourth Bedroom

12'0" x 7'6" (3.67 x 2.29)

Utility/WC

7'4" x 4'3" (2.25 x 1.31)

Lounge

15'0" x 10'11" (4.58 x 3.33)

Dining Area

9'0" x 8'5" (2.76 x 2.57)

Kitchen

9'10" x 7'10" (3.02 x 2.41)

Sun Room

12'0" x 8'10" (3.68 x 2.70)

Landing

Bedroom 1

11'4" x 10'7" (3.47 x 3.23)

Bedroom 2

11'9" x 10'6" (3.59 x 3.22)

Bedroom 3

8'5" x 8'5" (2.58 x 2.59)

Bathroom

8'5" x 7'11" (2.57 x 2.43)

External

Broadband

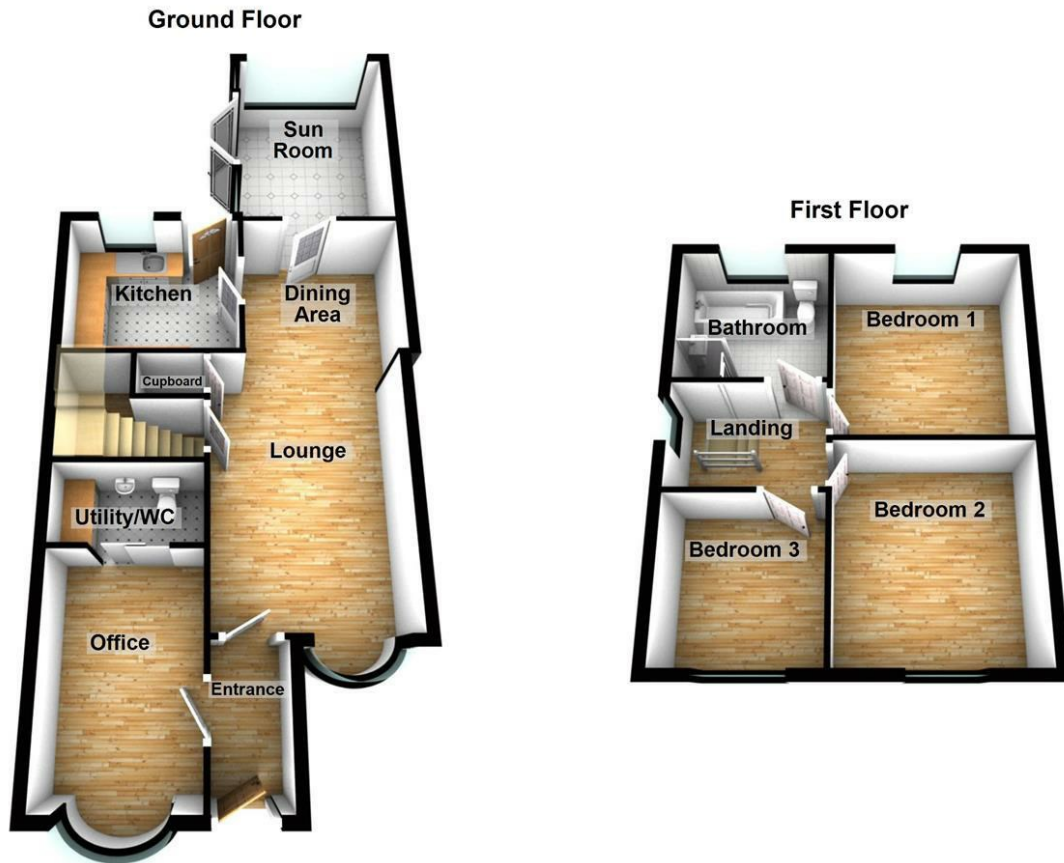


Directions





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 <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(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	