

## 9 Catton Place , Hadrian Park, NE28 9UF

\*\* 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 \*\* REQUIRES UPDATING \*\* IDEAL FAMILY HOME \*\*

\*\* GARAGE & OFF STREET PARKING \*\* FANTASTIC FIRST BUY \*\* SPACIOUS LOUNGE \*\*

\*\* SEPARATE UTILITY \*\* LOVELY REAR GARDEN \*\* OWNED SOLAR PANELS \*\* SOUGHT AFTER ESTATE \*\*

\*\* 999 YEAR LEASE FROM 1ST JUNE 1973 \*\* COUNCIL TAX BAND C \*\* EPC RATING B \*\*

Offers Over £160,000

# 9 Catton Place

, Hadrian Park, NE28 9UF



- Three Bedroom Semi Detached House
- Ideal Family Home
- Owned Solar Panels
- Requires Updating
- Spacious Lounge
- Council Tax Band C
- 999 Year Lease From 1st June 1973 With Low Ground Rent
- Garage & Off Street Parking
- EPC Rating B

## Entrance

## Lounge

19'11" max x 21'4" (6.09 max x 6.51)

## Dining Area

10'4" x 7'0" (3.15 x 2.14 )

## Kitchen

15'0" x 8'2" (4.59 x 2.51)

## Utility

8'5" x 7'9" (2.58 x 2.38 )

## Bedroom 1

11'0" x 10'6" (3.37 x 3.21 )

## Bedroom 2

11'1" x 10'7" max (3.40 x 3.24 max )

## Bedroom 3

8'8" x 6'10" (2.65 x 2.09)

## Shower Room

8'7" x 5'6" (2.64 x 1.70 )

## Garage

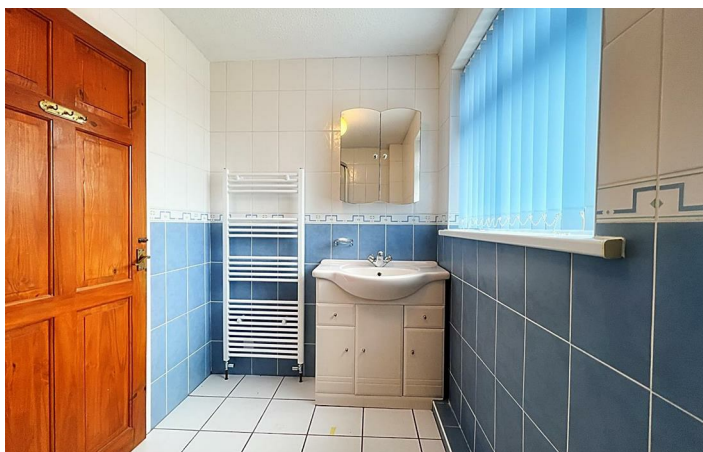
## External

## Broadband



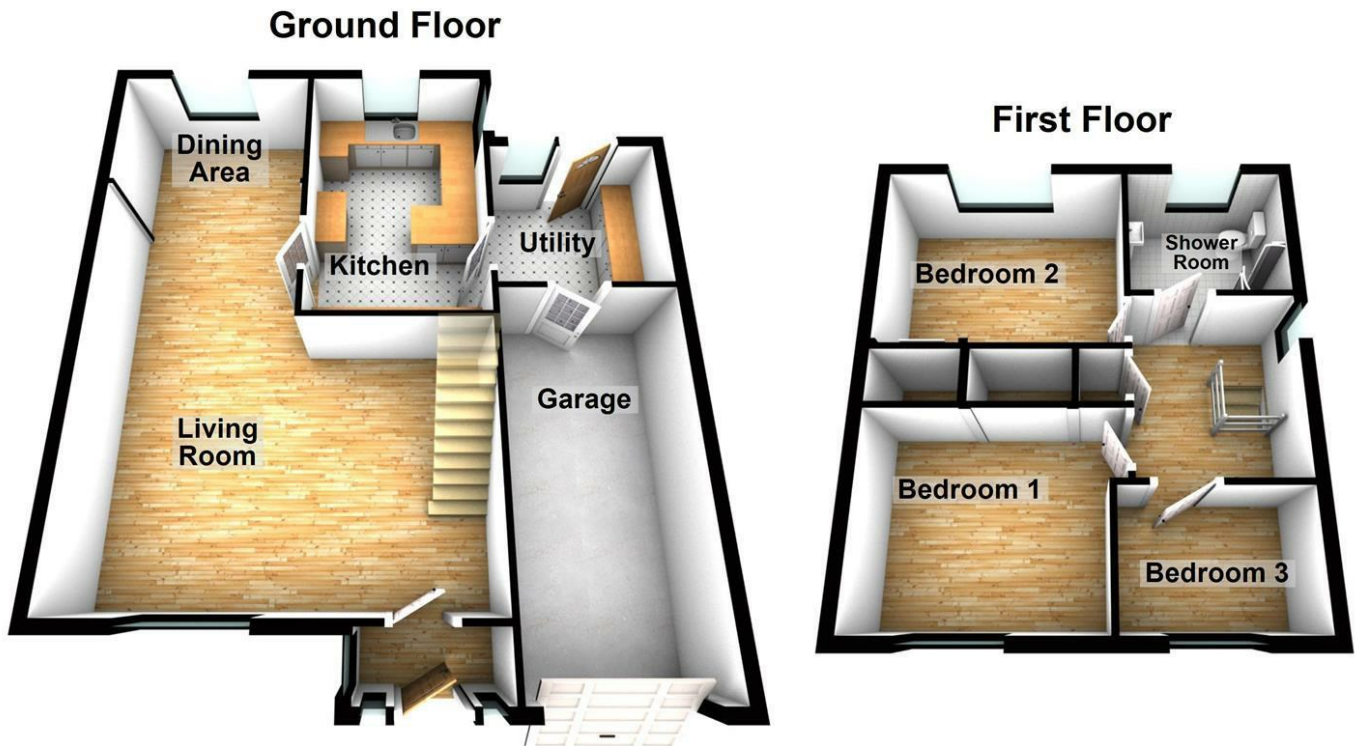
## Directions







# 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	84
(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	