



51 Lancaster Drive Hadrian Park, Wallsend, NE28 9TF

**** 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 ****

**** FOUR BEDROOM SEMI DETACHED HOUSE ** VERY MUCH IMPROVED & READY TO MOVE INTO
** MODERN KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES ** UTILITY ROOM **
DOWNSTAIRS SHOWER ROOM/WC & FAMILY BATHROOM ** CUL-DE-SAC LOCATION **
LOVELY LOW MAINTENANCE GARDENS TO BOTH THE FRONT AND REAR ** FREEHOLD **
COUNCIL TAX BAND B ** ENERGY RATING C ****

Offers Over £269,950

51 Lancaster Drive

Hadrian Park, Wallsend, NE28 9TF



- Four Bedroom Semi Detached House
- Lovely Low Maintenance Gardens
- Freehold
- Two Modern Refitted Bathrooms
- Utility Room
- Council Tax Band B
- Kitchen/ Dining Room With Integrated Appliances
- Beautifully Presented & Ready To Move Into
- Energy Rating C

Hallway

Double glazed composite entrance door, feature panelling to walls, stairs to the first floor landing, vertical radiator.

Shower Room/WC

6'10" x 5'0" (2.09 x 1.53)

Comprising; shower cubicle, WC and wash hand basin with built-under storage. Double glazed window, tiling to walls and floor, vertical radiator.

Lounge

15'5" + bay x 10'7" (4.72 + bay x 3.25)

Double glazed bay window, radiator.

Kitchen/Dining Room

22'8" x 9'2" + 6'11" x 6'5" (6.93 x 2.81 + 2.12 x 1.96)

Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven and five ring gas hob, sink and integrated fridge/freezer, dishwasher and washing machine. Double glazed windows, spotlights to ceiling, tile effect flooring, vertical radiators,

storage cupboard and double glazed

French doors leading out to the rear garden.

Utility Room

6'11" x 3'4" (2.12 x 1.02)

Walls and base unit with work surface over, tile effect flooring.

Landing

Storage cupboards, access to the loft which has pull down ladders and is boarded.

Bedroom 1

13'7" into robe x 8'4" (4.15 into robe x 2.55)

Double glazed window, fitted wardrobes, radiator.

Bedroom 2

11'1" x 8'5" (3.40 x 2.57)

Double glazed window, radiator.

Bedroom 3

11'5" x 6'11" (3.48 x 2.11)

Double glazed window, cupboard with fitted shelving and hanging rail, radiator.

Bedroom 4

7'6" x 5'10" (2.29 x 1.80)

Double glazed window, radiator.

Bathroom

13'6" x 5'4" (4.14 x 1.63)

Fitted with a four piece suite comprising; freestanding bath, shower cubicle, WC and wash hand basin with built-under storage. Double glazed windows, tiling to walls and floor, spotlights to ceiling, vertical radiator.

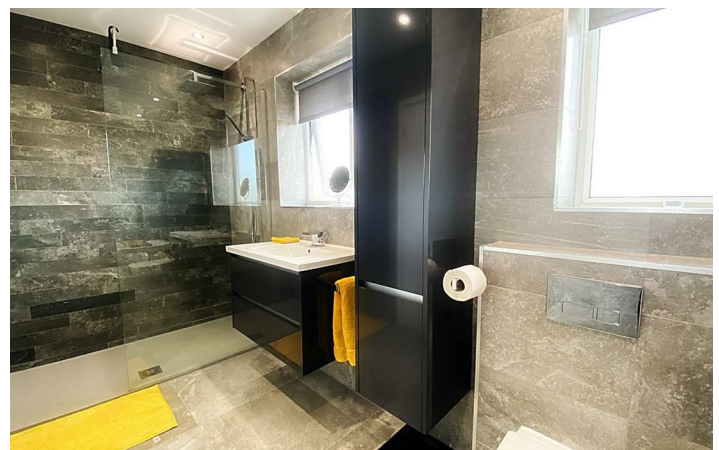
External

Externally there is a lengthy garden to the front which has artificial turf, feature block paving and a fenced perimeter. There is a lovely westerly aspect garden to the rear which has a paved terrace area, artificial turf and block paving, this could provide space for off street parking.

Internet Connectivity

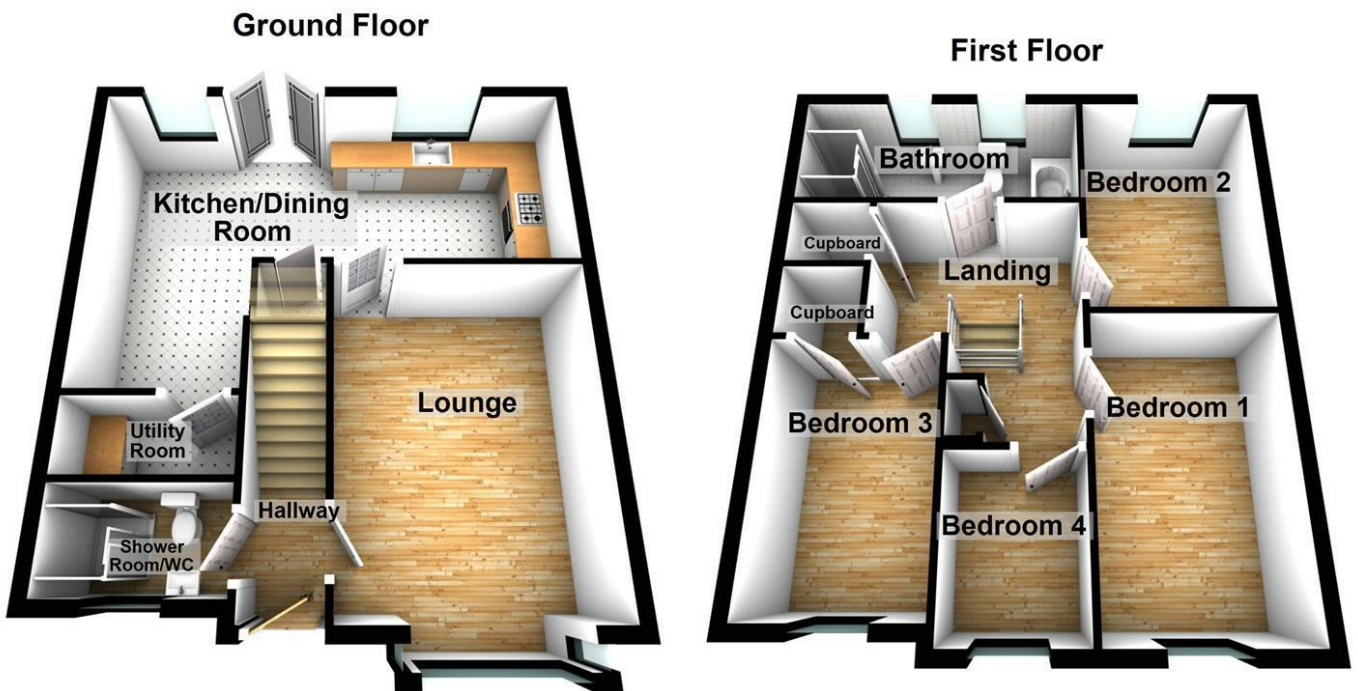
<https://www.openreach.com/broadband-network/fibre-availability>







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			87
(81-91) B		76	
(69-80) C			
(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	