

## 26 Rosedale

Hadrian Lodge West, Wallsend, NE28 9TX

\*\* TWO BEDROOM SEMI DETACHED HOUSE \*\* LOVELY CUL-DE-SAC POSITION \*\* CHAIN FREE \*\*

GOOD SIZE GARDENS TO BOTH THE FRONT & REAR \*\* GARAGE & OFF STREET PARKING \*\*

FANTASTIC FIRST TIME BUY \*\* READY TO MOVE INTO \*\* SOUGHT AFTER LOCATION \*\*

COUNCIL TAX BAND B \*\* FREEHOLD \*\* ENERGY RATING C \*\*

**Price £150,000**

## 26 Rosedale

Hadrian Lodge West, Wallsend, NE28 9TX



- Two Bedroom Semi Detached House
- Gardens to The Front And Rear
- Freehold
- Lovely Cul-De-Sac Position
- Fantastic First Time Buy
- Council Tax Band B
- Garage & Off Street Parking
- Chain Free
- Energy Rating C

### Entrance

Entrance door, stairs to the first floor landing, laminate flooring, radiator.

WC and wash hand basin. Double glazed window, part tiled walls, radiator.

### Lounge

15'8" x 12'7" (4.79 x 3.85)

Double glazed windows, fireplace, radiators.

### Garage & Parking

There is a single garage situated to the front of the property together with space for off street parking.

### Kitchen

9'5" x 6'11" (2.89 x 2.13)

Fitted with wall and base units with work surfaces over and sink unit. Part tiled walls, radiator, external door to the rear garden.

### Gardens

Externally there is a garden to the front which is laid to lawn and a side gate leading to the rear garden which has lawn and a paved patio area.

### Landing

Double glazed window, storage cupboards.

### Internet Connectivity

<https://www.openreach.com/fibre-checker/my-products>

### Bedroom 1

10'4" x 9'6" max (3.17 x 2.91 max)

Double glazed window, radiator.

### Bedroom 2

9'6" x 9'2" (2.92 x 2.80)

Double glazed window, cupboard, radiator.

### Bathroom

6'2" x 5'4" (1.90 x 1.64)

Comprising; bath with shower over,

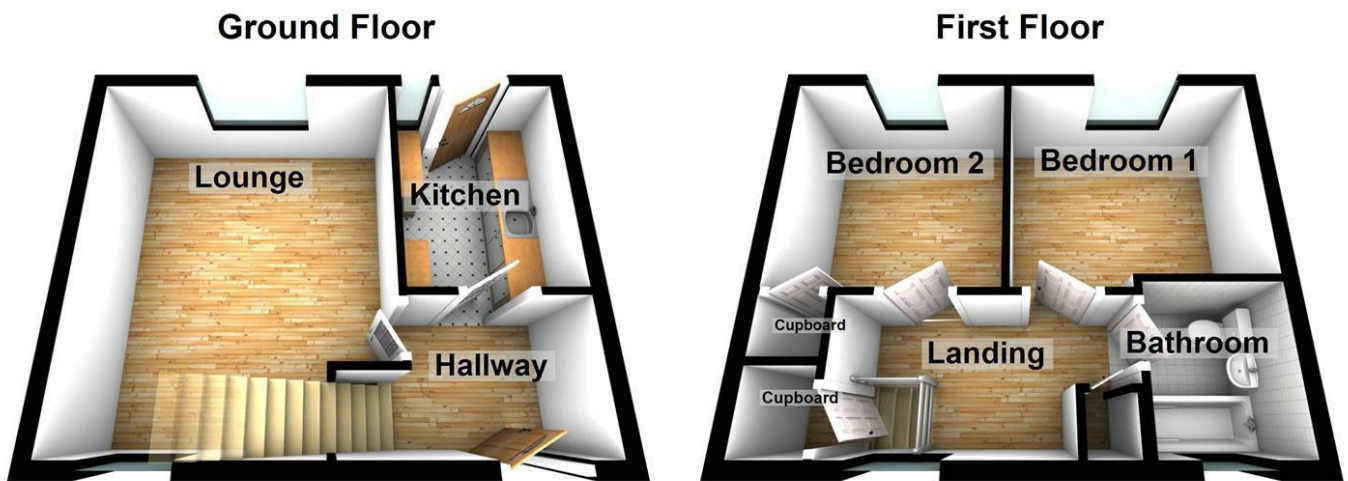








## Floor Plan



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](mailto:info@next2buy.com) <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(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	