

## 67 Westerdale

Hadrian Lodge West, Wallsend, NE28 8UB

\*\* 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 \*\*

\*\* EXTENDED THREE BEDROOM SEMI DETACHED HOUSE \*\* DOWNSTAIRS SHOWER ROOM/WC \*\*

SUPERB KITCHEN/DINING/FAMILY ROOM WITH BI-FOLDING DOORS \*\* OFF STREET PARKING \*\*

UTILITY ROOM \*\* FAMILY ROOM/OFFICE \*\* LOW MAINTENANCE SOUTH FACING REAR GARDEN \*\*

Price £249,950

# 67 Westerdale

Hadrian Lodge West, Wallsend, NE28 8UB



- Extended Three Bedroom Semi Detached House
- Family Room/Office
- Freehold
- Spacious Kitchen/ Dining Room With Bi-Fold Doors
- Low Maintenance Southerly Aspect Rear Garden With Front Off Street Parking
- Council Tax Band B
- Utility Room & Downstairs Shower/ WC
- Chain Free
- Energy Rating C

## Entrance Lobby

### Lounge

19'5" x 11'2" (5.92 x 3.42)

Double glazed bow window, wood flooring, radiator, feature fire place.

### Kitchen/ Dining Room

18'3" x 14'2" (5.57 x 4.34)

Double glazed bi-fold doors, wall & floor units with work tops over, sink, integrated ovens & hob, integrated fridge freezer, integrated dishwasher, kitchen island, skylight windows, wood effect flooring, ceiling spot lights.

### Family Area

7'11" x 7'2" (2.43 x 2.20 )

Wood effect flooring, ceiling spot lights.

### Utility Room

6'8" x 5'4" (2.04 x 1.65)

Wood effect flooring, radiator, wall and floor units with work top over, ceiling spot lights.

### Shower Room/ WC

5'10" x 4'7" (1.78 x 1.40)

Toilet, wash hand basin with storage, tiling to walls.

## Family Room/Office

12'4" x 7'8" (3.76 x 2.36)

Double glazed bow window, wood flooring, radiator.

## Landing

### Bedroom 1

12'1" x 9'9" (3.70 x 2.98)

Double glazed window, radiator.

### Bedroom 2

10'0" x 9'9" (3.05 x 2.98 )

Double glazed window, radiator.

### Bedroom 3

9'8" x 8'8" (2.97 x 2.66)

Double glazed window, radiator.

## Bathroom

7'1" x 6'11" (2.17 x 2.12)

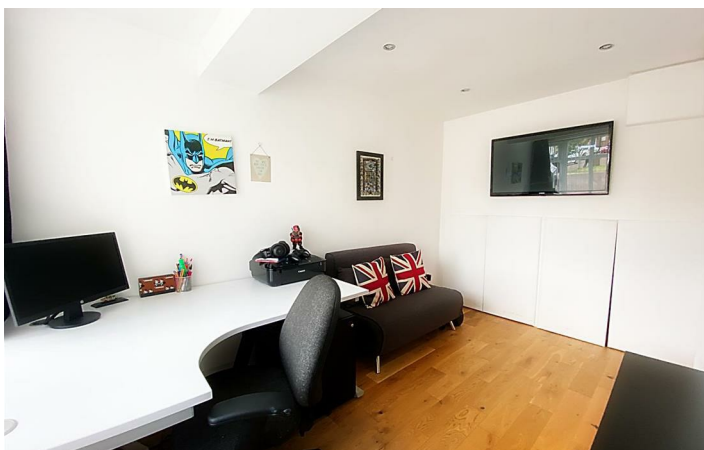
Double glazed window, ladder radiator, toilet, wash hand basin, bath with bath shower, tiling to walls.

## External

Front garden mainly laid to lawn with off street parking. Rear South facing low maintenance garden with paved patio area and wooden enclosure fencing.

## Broadband

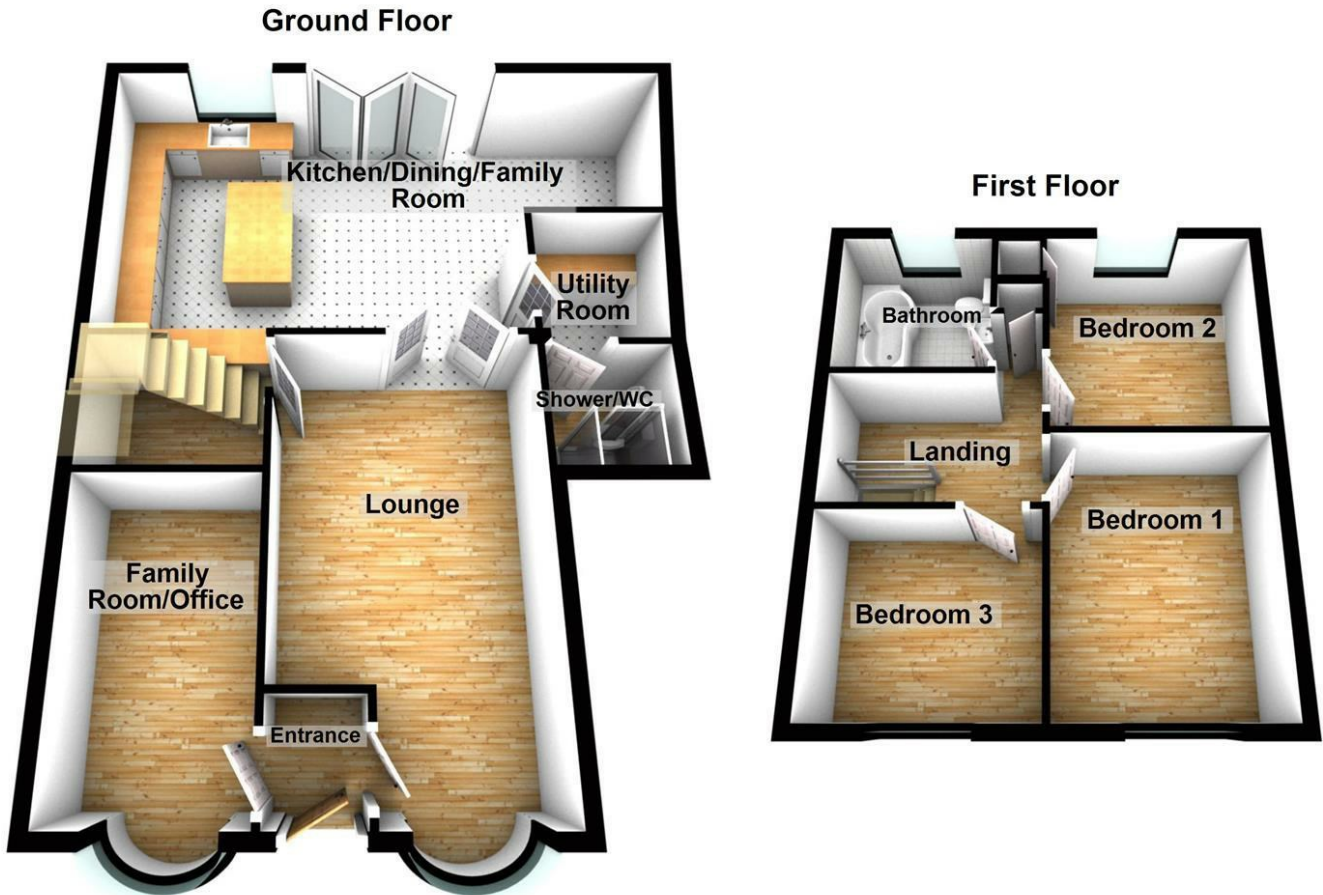
<https://www.openreach.com/fibre-checker/my-products>







# 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			
(69-80) C		71	81
(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	