



## 9 Sutton Court

Hadrian Lodge West, Wallsend, NE28 9TW

\*\* TWO BEDROOM END TERRACE HOUSE \*\* NICELY POSITIONED IN A CUL-DE-SAC \*\* CHAIN FREE

\*\* SPACIOUS CONSERVATORY TO REAR \*\* LOVELY PRIVATE REAR GARDEN WITH WESTERLY ASPECT

\*\* ALLOCATED PARKING BAY TO FRONT \*\* SOUGHT AFTER LOCATION \*\* FANTASTIC FIRST TIME BUY

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

Price £149,950



- Two Bedroom End Terrace House
- Allocated Parking Bay
- Freehold
- Spacious Conservatory To Rear
- Fantastic First Time Buy
- Council Tax Band A
- Lovely Private Rear Garden
- Chain Free
- Energy Rating C

#### Entrance Lobby

Double glazed entrance door, storage cupboard.

#### Lounge

13'11" x 11'8" (4.26 x 3.57)

Double glazed bow window to the front, two double glazed windows to the rear, fireplace with electric fire, stairs to the first floor landing, radiators.

#### Kitchen

11'8" x 8'1" (3.57 x 2.48)

Fitted with wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed window, tiling to floor, radiator and double glazed door leading into the conservatory.

#### Conservatory

20'2" x 7'2" (6.17 x 2.19)

Double glazed windows, tiling to floor, double glazed French doors leading out to the rear garden.

#### Landing

Double glazed window, access to bedrooms and bathroom.

#### Bedroom 1

11'8" x 8'2" into robe (3.57 x 2.50 into robe)

Double glazed windows, fitted

#### Bedroom 2

11'8" x 5'3" (3.57 x 1.61)

Double glazed windows, radiator.

#### Bathroom

8'7" x 5'1" (2.64 x 1.55)

Bath with shower over, WC and wash hand basin. Double glazed window, tiling to walls and floor, ladder style radiator, storage cupboard.

#### External

Externally there is a garden to the front which is laid to lawn and a lovely garden to the rear which has lawn, planted beds and two storage sheds. There is also an allocated parking bay to the front.

#### Broadband

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

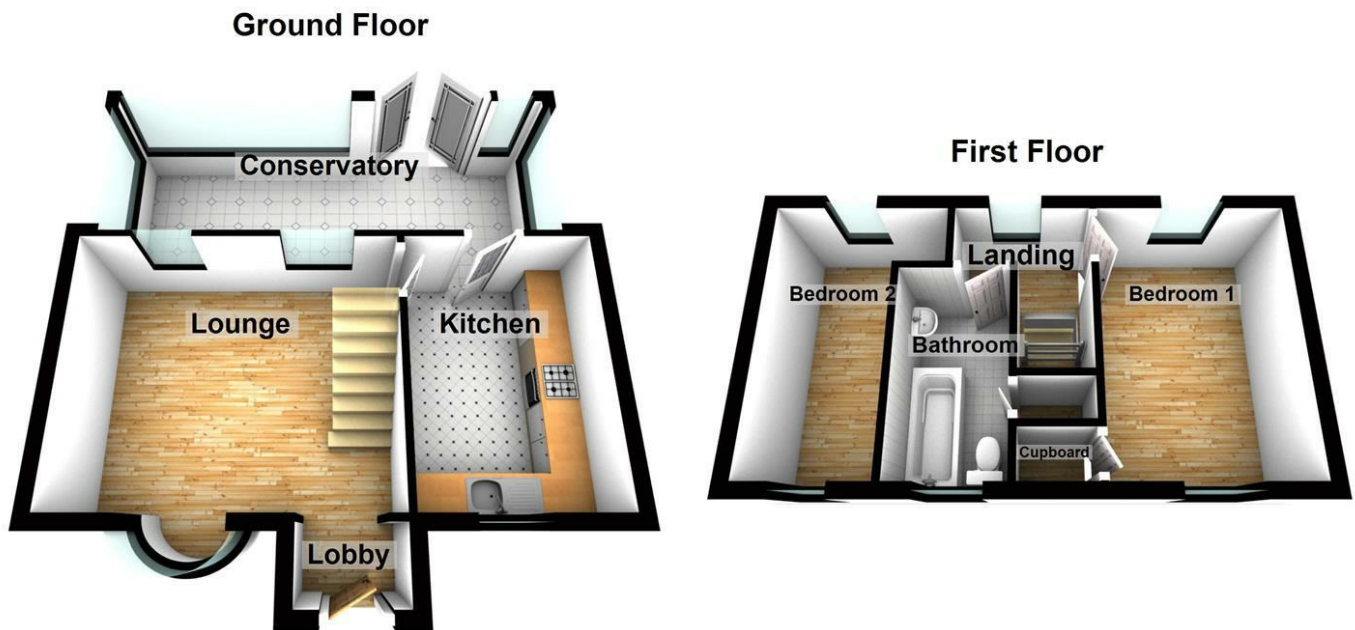








## Floor Plan



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			90
(81-91) B			
(69-80) C		72	
(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	