



53 Augusta Court Hadrian Park, Wallsend, NE28 9QZ

** PROPERTY NOW OFFERS OVER £149,950 **

** THREE BEDROOM END TERRACE HOUSE ** GARAGE ** LOVELY REAR GARDEN **

** SPACIOUS LOUNGE ** KITCHEN DINER ** MODERN SHOWER-ROOM ** POPULAR LOCATION **

** CLOSE TO SCHOOLS ** EXCELLENT ROAD & TRANSPORT LINKS ** IDEAL FAMILY HOME **

** 999 YEAR LEASE FROM 1ST MAY 1975 ** LOW GROUND RENT ** COUNCIL TAX BAND B ** EPC RATING D **

Offers Over £149,950



- Three Bedroom End Terrace House

- Grassed Area To Front

- Ideal First Buy

Porch

Double glazed entrance door, double glazed windows, internal door to the lounge.

Lounge

14'10" x 13'7" (4.53 x 4.16)

Double glazed window, stairs to the first floor landing, under stair cupboard, radiator.

Kitchen Diner

14'9" x 10'4" (4.52 x 3.15)

Fitted with a range of wall and base units with work surfaces over, sink, integrated fridge/freezer, integrated dishwasher. double glazed window, radiator, double glazed French doors leading out to the rear garden.

Bedroom 1

13'10" x 8'4" (4.23 x 2.55)

Double glazed window, radiator, wood effect flooring.

Bedroom 2

10'3" x 7'10" (3.13 x 2.39)

Double glazed window, radiator, wood effect flooring.

Bedroom 3

10'0" x 6'2" (3.05 x 1.88)

Double glazed window, radiator, wood effect flooring.

- Garage in Block

- 999 Year Lease From 1st May 1975 - Low Ground Rent

- Council Tax Band B

Shower Room

6'7" x 5'4" (2.01 x 1.65)

Shower enclosure, low level WC, wash hand basin. Tiling to walls and floor, double glazed window, ladder radiator.

External

Externally there is a small walled garden area to the front and a garden to the rear, the rear garden is mostly laid to lawn together with a fenced perimeter and a rear access gate. There is a single garage which is situated nearby in a block.

Lease Details

999 Years from 1st May 1975 with £25 per year ground rent.

Broadband

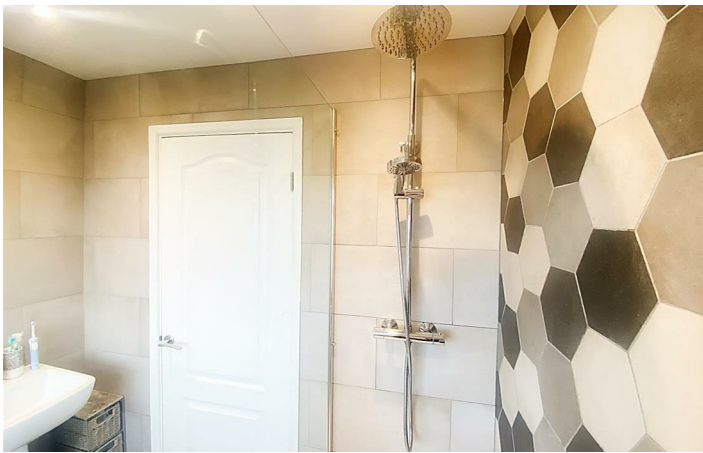
<https://www.openreach.com/fibre-checker/my-products>

- Kitchen/Diner

- Popular Location & Close To Schools

- EPC Rating D



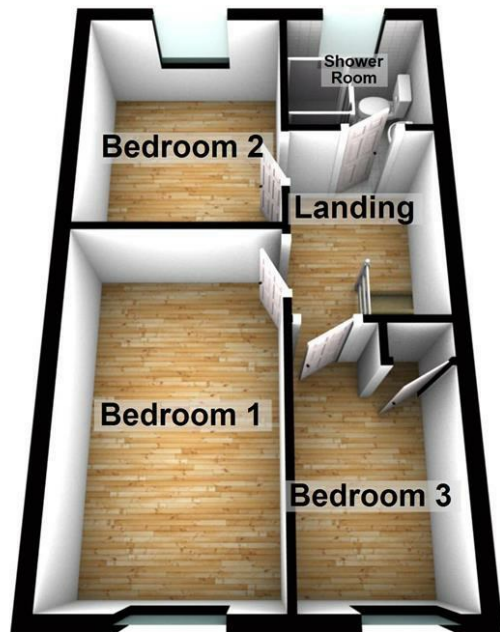


Floor Plan

Ground Floor



First Floor



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			83
(69-80) C		64	
(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	