



## 42 Alder Road Hadrian Park, Wallsend, NE28 9UB

\*\* THREE BEDROOM DETACHED HOUSE \*\* LOUNGE/ DINING ROOM \*\* CHAIN FREE \*\*

\*\* SOUGHT AFTER LOCATION CLOSE TO LOCAL AMENITIES & EXCELLENT ROAD LINKS \*\*

GARAGE & OFF STREET PARKING \*\* MODERN REFITTED SHOWER ROOM \*\* GREAT FAMILY HOME \*\*

GARDENS FRONT & REAR \*\* FREEHOLD \*\* COUNCIL TAX BAND C \*\* ENERGY RATING TBC \*\*

Price £220,000



- Three Bedroom Detached House
- Close To Local Amenities & Road Links
- Freehold
- Garage & Off Street Parking
- Chain Free
- Council Tax Band C
- Sought After Location
- Great Family Home
- Energy Rating TBC

#### **Porch**

Double glazed entrance door, with windows to the side, storage cupboard, tiling to floor, double glazed door leading into the hallway.

#### **Hallway**

Laminate flooring. stairs to the first floor landing, radiator.

#### **Lounge**

13'7" x 12'8" (4.15 x 3.87)

Double glazed window, fireplace with electric fire, laminate flooring, radiator.

#### **Dining Area**

10'0" x 8'7" (3.07 x 2.64)

Double glazed window, laminate flooring, radiator.

#### **Kitchen**

17'10" x 8'1" (5.46 x 2.48)

Fitted with wall and base units with work surfaces over, single drainer sink unit. Double glazed windows, internal door to the garage, radiator and double glazed door leading out to the rear garden.

#### **Landing**

Double glazed window, cupboard housing the boiler, access to the loft.

#### **Bedroom 1**

11'1" min x 10'5" (3.39 min x 3.20)

Double glazed window, sliding door wardrobe, radiator.

#### **Bedroom 2**

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

Double glazed window, sliding door wardrobe, radiator.

#### **Bedroom 3**

8'5" x 6'9" (2.58 x 2.07)

Double glazed window, sliding door wardrobe, radiator.

#### **Shower Room**

8'4" x 5'6" (2.55 x 1.68)

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

#### **External**

Externally there is a gravelled garden to the front together with space for off street parking and a garage. The rear garden is laid to lawn.

#### **Broadband**

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

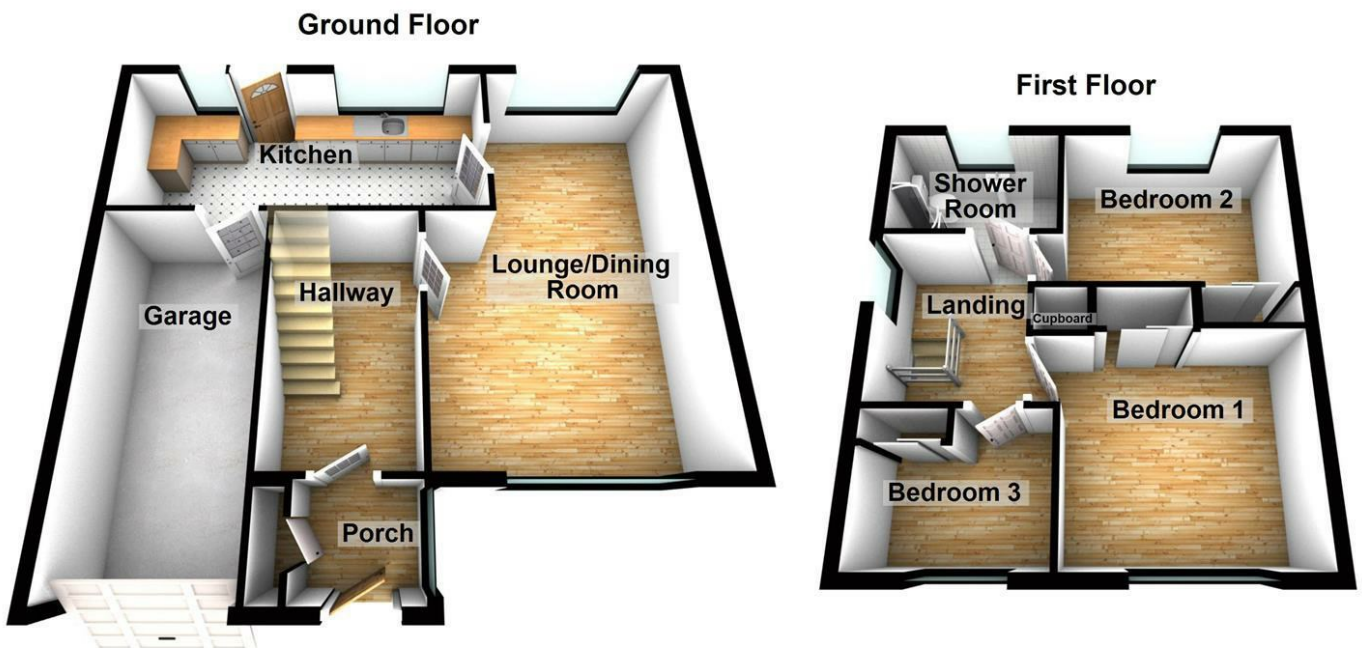








## Floor Plan



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	