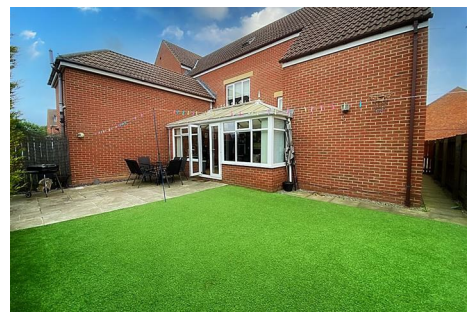




32 Housesteads Close

Hadrian Village, Wallsend, NE28 0BQ

**** 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 ****

**** SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE ARRANGED OVER THREE FLOORS ****

**** EN-SUITE TO MASTER BEDROOM ** DOWNSTAIRS WC ** SPACIOUS CONSERVATORY ****

**** GARAGE & OFF STREET PARKING FOR TWO VEHICLES ** KITCHEN/DINING ROOM ****

Offers Over £245,000



- Four Bedroom Semi-Detached House
- Spacious Conservatory
- Leasehold, 125 yrs from 2004
- Spacious Family Home Over Three Floors
- Garage & Ample Off Street Parking
- Council Tax Band C
- En-Suite To Master Bedroom & Downstairs WC
- Low Maintenance Rear Garden
- Energy Rating C

Entrance Hallway

A spacious hallway - Double glazed entrance door, stairs to first floor landing, radiator.

Cloakroom

6'2" x 2'7" (1.90 x 0.81)

Low level WC, wash hand basin, radiator.

Kitchen

7'2" x 11'6" (2.19 x 3.53)

Fitted with a range of modern wall and base units with contrasting work surfaces over, single drainer sink unit, integrated oven with four ring gas hob over and extractor hood, double glazed window.

Dining Room

9'1" x 11'6" (2.77 x 3.53)

UPVc patio doors leading to conservatory, gas central heating radiator.

Conservatory

9'2" x 16'10" (2.80 x 5.15)

Double glazed windows and French doors opening out to rear garden, integral door leading to garage.

Stairs to First Floor Landing

Radiator - Leading to...

Living Room

16'5" x 11'8" (5.02 x 3.57)

Double glazed window to the rear elevation, double glazed French doors opening to Juliette balcony to the front elevation, gas central heating radiator.

Master Bedroom

16'5" x 9'10" (5.02 x 3.02)

Double glazed window to the front aspect, gas central heating radiator, access to en suite.

En-Suite Shower Room

6'0" x 4'11" (1.83 x 1.51)

Shower cubicle, wash hand basin, low level WC, part tiled walls, tiling to floor.

Bedroom 4

7'4" x 6'2" (2.24 x 1.90)

Double glazed window to the front aspect, gas central heating radiator.

Stairs to Top Floor

Leading to...

Bedroom 2

14'7" x 12'0" (4.45 x 3.67)

Double glazed window and a skylight window, gas central heating radiator, storage cupboard.

Bedroom 3

14'7" x 9'11" (4.45 x 3.04)

Double glazed window and a skylight window, gas central heating radiator.

Bathroom

6'2" x 5'6" (1.88 x 1.70)

Double glazed window, three piece white suite comprising bath with mixer tap and shower head attachment, wash hand basin and toilet, part tiled walls, tiled floor, gas central heating radiator.

Garage & Gardens

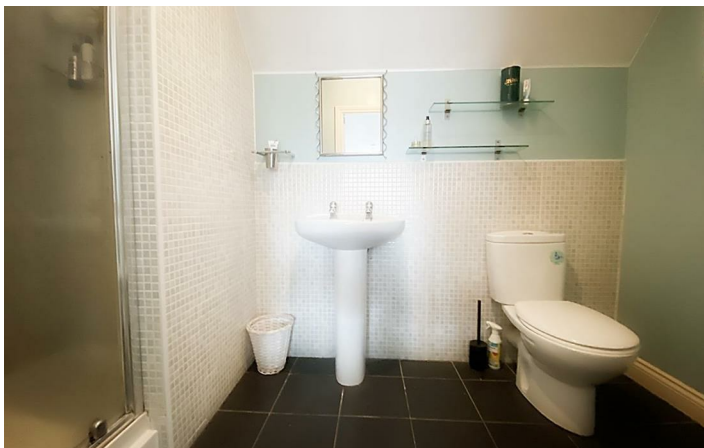
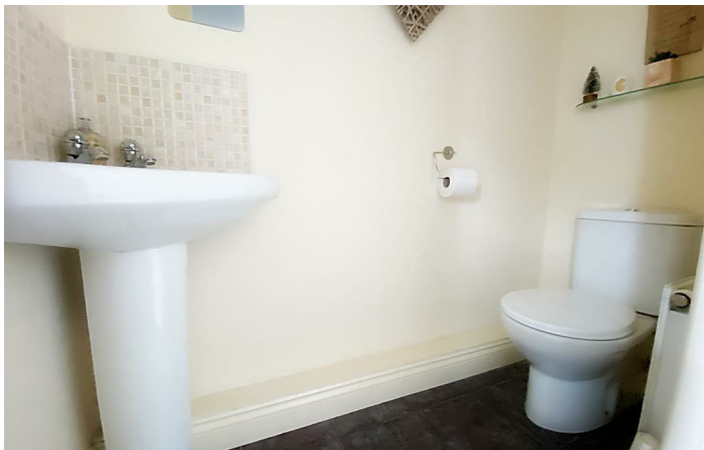
There is a double paved driveway and lawned garden to the front of the property, a single garage and a lovely enclosed low maintenance rear garden laid with artificial grass and a patio area.

Leasehold

The house is leasehold - 125 years from 31/01/04 2004. There is an annual ground rent of £177.98 per annum due on 01/12/24.

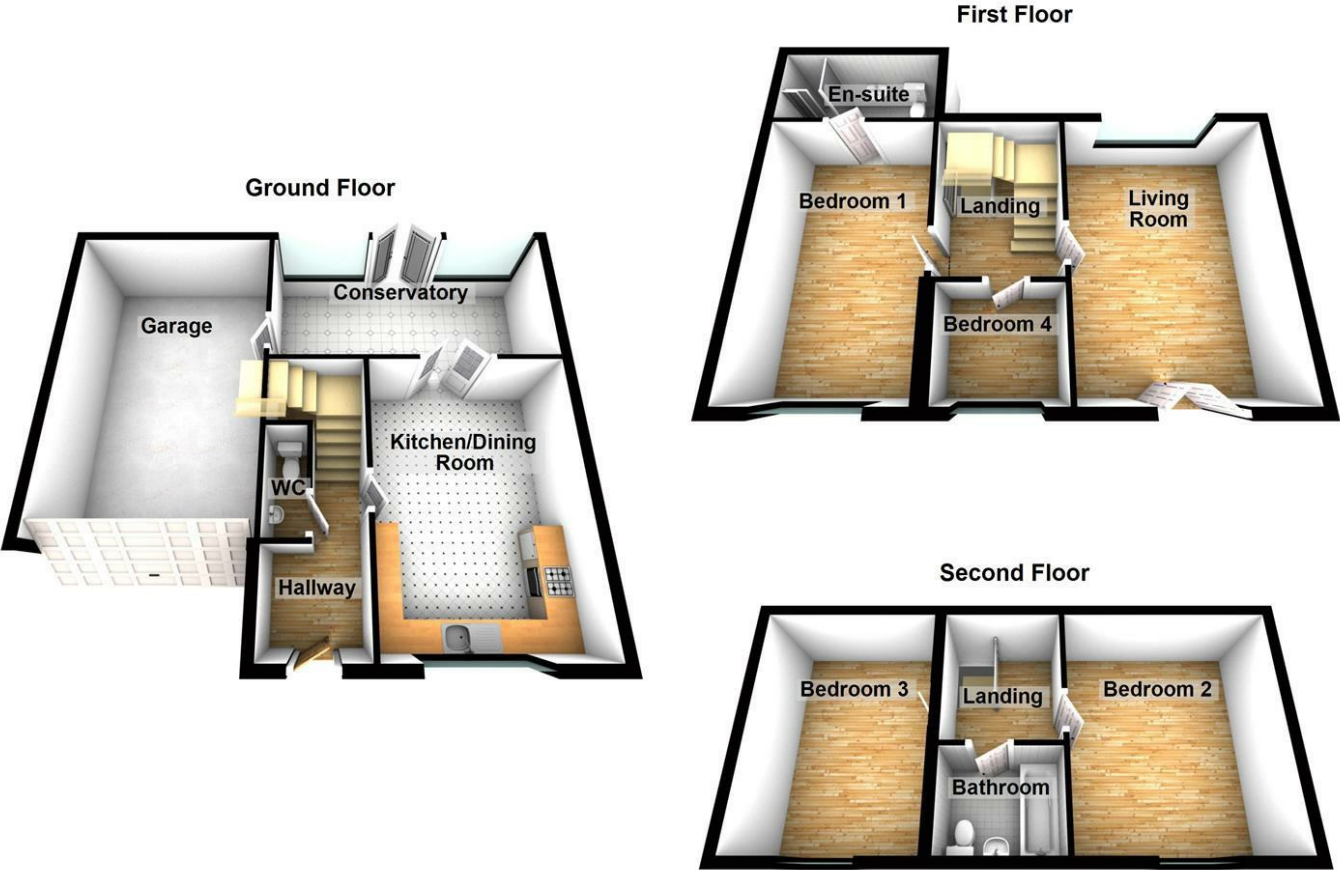
Broadband

<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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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		
England & Wales		EU Directive 2002/91/EC