

37 Walton Gardens

Hadrian Village, Wallsend, NE28 0BN

** 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 **

** THREE BEDROOM SEMI DETACHED HOUSE ** EN-SUITE TO MASTER ** DOWNSTAIRS WC **

** LOW MAINTENANCE SOUTH FACING GARDEN TO REAR ** SPACIOUS LOUNGE/DINING ROOM **

** GARAGE & OFF STREET PARKING TO FRONT ** ELECTRIC VEHICLE CHARGING POINT **

Offers Over £185,000



- Three Bedroom Semi Detached House
- Garage & Off Street Parking
- 125 Year Lease From 2004
- En-Suite To Master Bedroom
- Electric Vehicle Charging Point
- Council Tax Band B
- Downstairs WC
- South Facing Rear Garden
- Energy Rating C

Hallway

Double glazed composite entrance door, laminate flooring, stairs to the first floor landing, radiator.

Cloaks/WC

6'0" x 3'0" (1.83 x 0.93)
WC, wash hand basin, double glazed window, radiator.

Kitchen

9'8" x 9'1" (2.97 x 2.77)
Fitted with wall and base units with work surfaces over, integrated oven and hob with extractor hood over, sink unit. Double glazed window, radiator.

Lounge/ Dining Room

16'7" max x 15'1" max (5.08 max x 4.61 max)
Double glazed window, air conditioning unit, storage cupboard, radiator and double glazed door leading out to the rear garden

Landing

Double glazed window, cupboard, access to the loft.

Bedroom 1

11'11" x 9'4" (3.65 x 2.86)
Double glazed window, air conditioning unit, radiator.

En-Suite

7'0" x 3'10" (2.14 x 1.18)
Comprising; shower cubicle, WC, wash hand basin, radiator.

Bedroom 2

9'8" x 9'0" (2.96 x 2.75)
Double glazed window, radiator.

Bedroom 3

7'10" x 6'7" (2.41 x 2.03)
Double glazed window, radiator. (currently used as a dressing room)

Bathroom

6'7" x 5'10" (2.01 x 1.79)
Comprising; bath, WC and wash hand basin. Double glazed window, part tiled walls, radiator.

External

Externally there is a lawned garden to the front and a south facing garden to the rear which has artificial grass and decking.

Garage & Parking

There is a single garage together with space for off street parking and an electric vehicle charging point.

Lease & Ground Rent

The property has a 125 year lease dated form 31/01/2004. Ground rent i £130 per year.

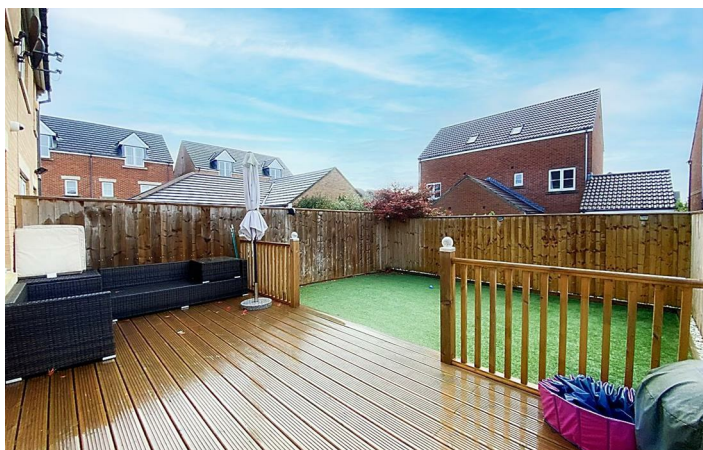
Broadband and Mobile

Broadband: Highest available
Speeds: Download: 1000 Mbps
Upload: 220 Mbps
Mobile: EE Likely 02 Likley Three Likely Vodafone Likely
At the time of marketing this information is correct.

Flood Risks

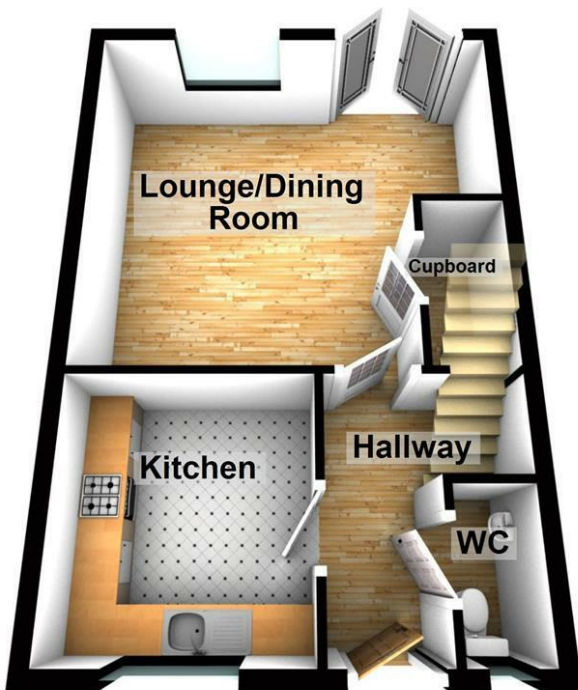
At the time of marketing this information is correct.
Yearly chance of flooding:
Surface water: Very Low
Rivers and the sea: Very Low





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			91
(81-91) B		77	
(69-80) C			
(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	