

13 Culford Place

Hadrian Park, Wallsend, NE28 9UQ

** 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 **

** TWO BEDROOM END TERRACE HOUSE ** FANTASTIC FIRST TIME BUY ** CHAIN FREE **

** MODERN KITCHEN WITH INTEGRATED APPLIANCES ** GARAGE IN NEARBY BLOCK **

** GARDENS TO BOTH THE FRONT AND REAR ** POPULAR LOCATION CLOSE TO LOCAL AMENITIES **

999 YEAR LEASE FROM 1973 ** COUNCIL TAX BAND A ** ENERGY RATING D **

Offers Over £125,000



- Two Bedroom End Terrace House
- Garage In Nearby Block
- 999 Year Lease From 1973
- Great First Time Buy
- Gardens Front & Rear
- Council Tax Band A
- Modern Kitchen With Integrated Appliances
- Chain Free
- Energy Rating D

Entrance Lobby

Double glazed entrance door, stairs to the first floor landing.

Lounge

15'1" x 10'11" (4.61 x 3.35)
Double glazed window, storage cupboard, radiators.

Kitchen/Diner

14'5" (4.40)
Fitted with wall and base units with work surfaces over, integrated oven and hob with extractor hood over, sink unit, integrated fridge/freezer and washing machine. Double glazed windows, external door to the rear garden.

Landing

Access to bedrooms and bathroom.

Bedroom 1

12'2" x 11'3" (3.73 x 3.44)
Double glazed window, cupboard, radiator.

Bedroom 2

10'7" x 8'3" (3.25 x 2.53)
Double glazed window, cupboard, radiator.

Bathroom

7'5" x 5'10" (2.28 x 1.78)
Bath with shower over, WC and

wash hand basin. Double glazed window, tiling to walls, ladder style radiator.

External

Externally there are gardens to both the front and rear which are mostly laid to lawn. There is also a single garage situated in a nearby block.

Broadband and Mobile

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

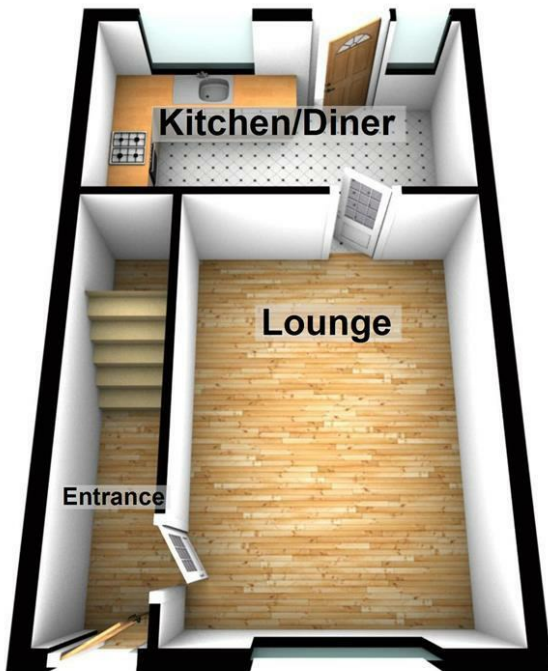
Flood Risks

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

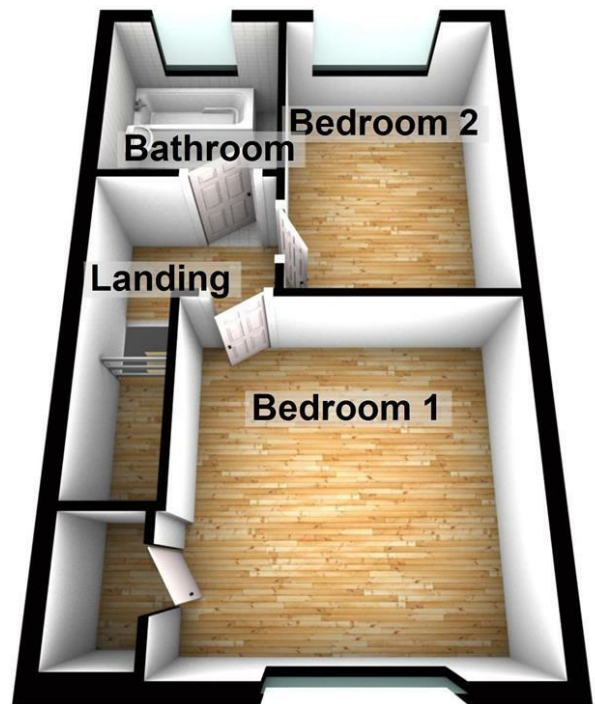


Floor Plan

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	