



78 Haydon Drive

Willington Quay, Wallsend, NE28 0BH

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

** FOUR BEDROOM DETACHED HOUSE ON THREE FLOORS ** THREE BATHROOMS ** UTILITY **
** DOWNSTAIRS WC ** TWO RECEPTION ROOMS ** STUNNING LANDSCAPED GARDEN TO REAR **
** STYLISH MODERN KITCHEN ** DOUBLE GARAGE & PARKING FOR TWO VEHICLES **
** SPACIOUS ACCOMMODATION THAT IS BEAUTIFULLY PRESENTED & READY TO MOVE INTO **
** COUNCIL TAX BAND D ** FREEHOLD ** ENERGY RATING C **

Price £310,000

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- Four Bedroom Detached House
- Utility & Downstairs WC
- Council Tax Band D
- Three Bathrooms
- Stunning Landscaped Rear Garden
- Freehold
- Superb Modern Kitchen
- Double Garage & Off Street Parking
- Energy Rating C

Entrance Hallway

Breakfasting Kitchen

15'10" x 9'1" (4.83 x 2.79)

Utility Room

5'2" x 4'10" (1.60 x 1.49)

Downstairs WC

4'10" x 3'8" (1.49 x 1.13)

Dining Room

10'9" x 8'3" (3.28 x 2.54)

Lounge

16'8" x 12'6" max (5.10 x 3.82 max)

First Floor Landing

Bedroom 2

14'5" x 9'10" (4.40 x 3.00)

En-Suite

11'10" x 4'8" min (3.62 x 1.44 min)

Bedroom 3

10'10" x 8'7" (3.31 x 2.64)

Bedroom 4

9'4" x 8'8" (2.85 x 2.65)

Family Bathroom

8'7" x 6'3" (2.63 x 1.91)

Second Floor Landing

Bedroom 1

17'10" x max x 12'6" max I shaped
(5.44 x max x 3.82 max I shaped)

En-Suite

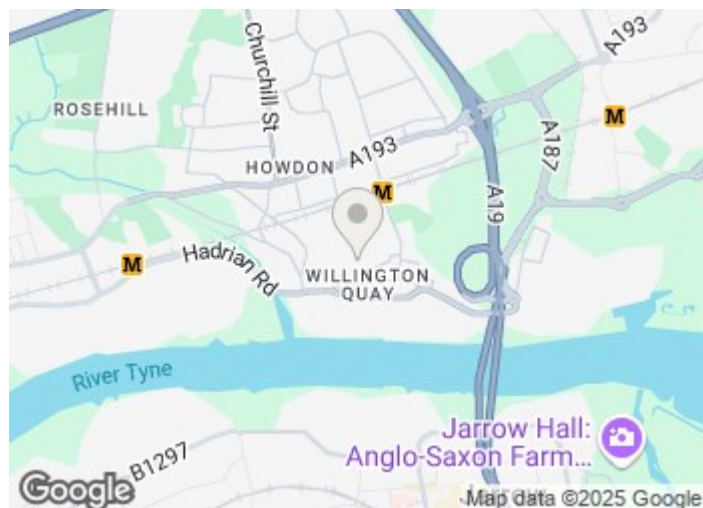
8'3" x 6'0" min (2.52 x 1.83 min)

Gardens

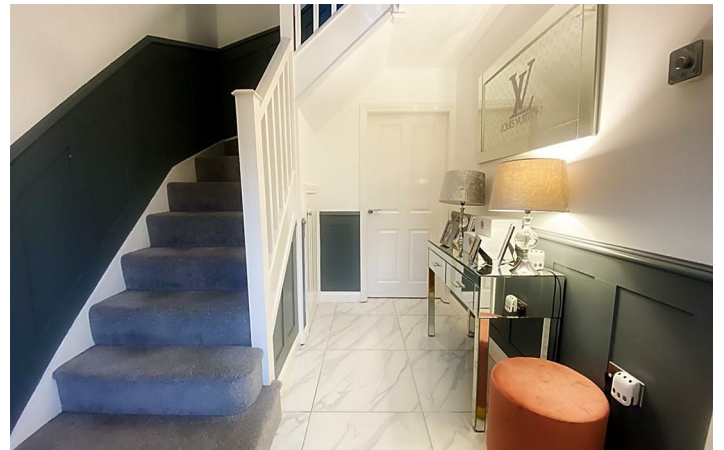
Garage & Parking

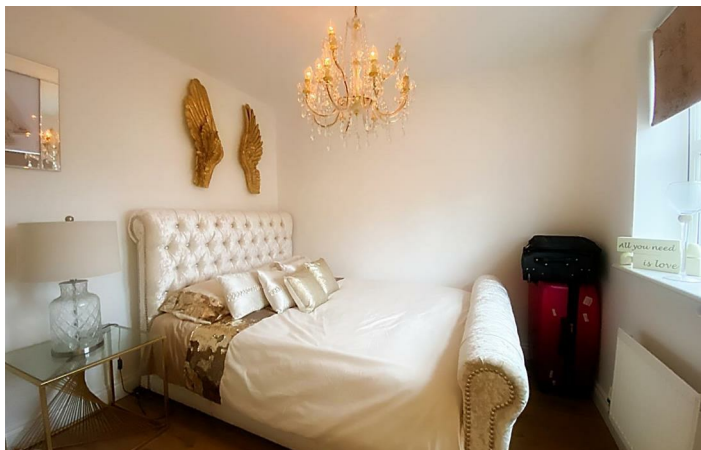
Broadband and Mobile

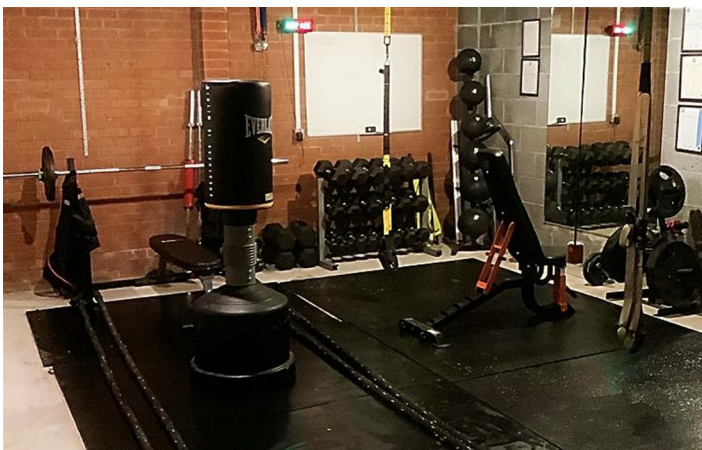
Flood Risks



Directions

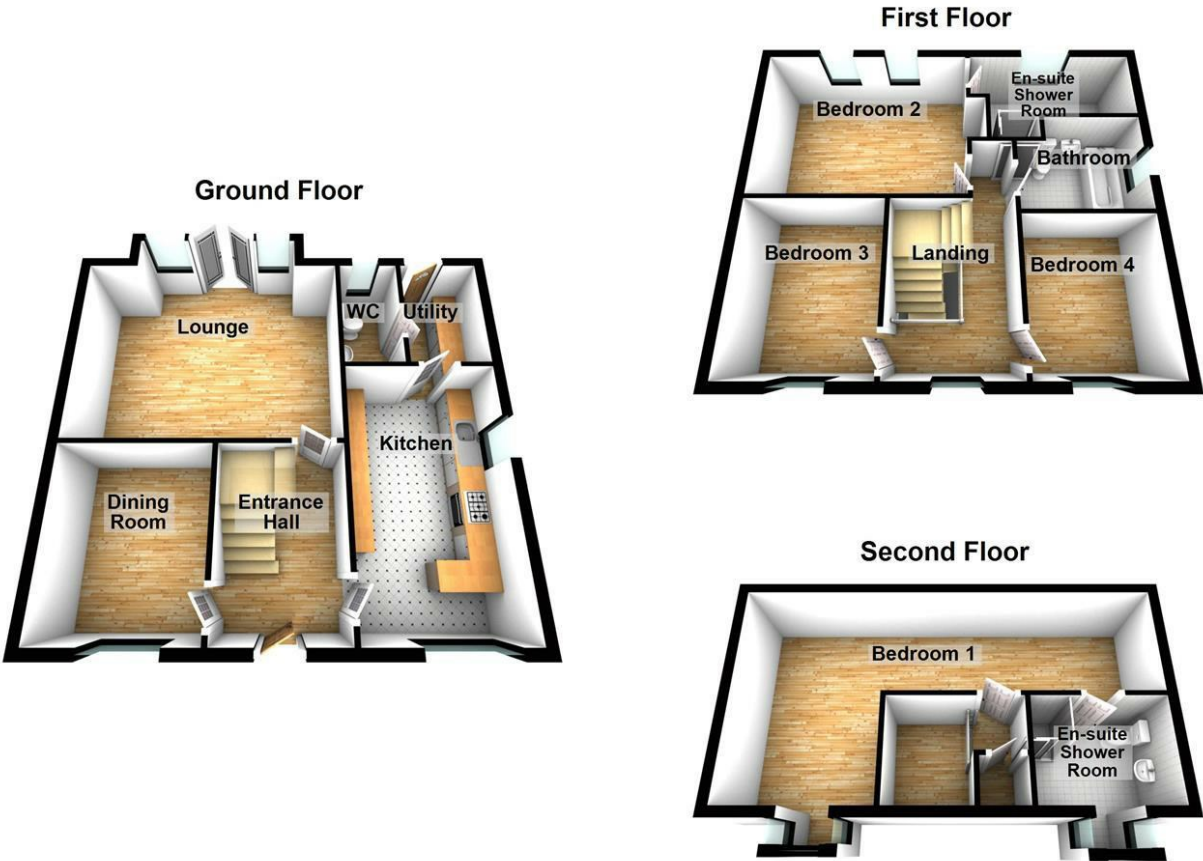








Floor Plan



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	85
England & Wales		
EU Directive 2002/91/EC		