



## 1 Alder Road

Hadrian Park, Wallsend, NE28 9UA

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

**\*\* DOWNSTAIRS CLOAKS/WC \*\* GARAGE & OFF STREET PARKING \*\* CONSERVATORY \*\***

**\*\* MODERN KITCHEN & UTILITY AREA \*\* FIITED WARDROBES IN ALL BEDROOMS \*\* FREEHOLD \*\***

**\*\* HIGHLY SOUGHT AFTER LOCATION \*\* COUNCIL TAX BAND C \*\* ENERGY RATING D \*\***

**Offers Over £240,000**



- Three Bedroom Detached House
- Utility Area
- Freehold
- Chain Free
- Garage & Off Street Parking
- Council Tax Band C
- Conservatory
- Fitted wardrobes To All Bedrooms
- Energy Rating D

### Porch

Double glazed composite entrance door with window to the side, laminate flooring, inner door leading into the lounge.

### Cloaks/WC

9'10" x 4'10" (3.00 x 1.49)

Double glazed window, WC and wash hand basin with fitted furniture surrounding, laminate flooring and ladder style radiator.

### Lounge

19'11" x 12'8" (6.08 x 3.87)

Double glazed window, stairs to the first floor landing, laminate flooring, radiator. Open plan to dining area.

### Dining Area

10'1" x 8'9" (3.08 x 2.68)

Double glazed door with windows to the side leading into the conservatory, laminate flooring, radiator.

### Conservatory

10'1" x 9'4" (3.09 x 2.85)

Double glazed windows, laminate flooring, radiator and double glazed French doors leading out to the garden.

### Kitchen

9'5" x 8'1" (2.88 x 2.47)

Base units with contrasting work surfaces over, integrated oven and hob with extractor hood over and sink

unit. Double glazed window, open to utility area.

### Utility Area

11'3" x 4'10" (3.43 x 1.49)

Plumbed for washing machine with work surfaces over, wall cupboards, and double glazed door leading to the rear garden.

### Landing

Double glazed window, cupboard and access to the loft which has pull down ladders, lighting and is part boarded

### Bedroom 1

11'0" x 10'4" to robe (3.36 x 3.16 to robe)

Double glazed window, fitted sliding door wardrobes, radiator.

### Bedroom 2

11'1" x 9'3" (3.38 x 2.82)

Double glazed window, fitted sliding door wardrobe, radiator.

### Bedroom 3

8'8" x 6'8" (2.65 x 2.05)

Double glazed window, fitted sliding door wardrobe, radiator.

### Bathroom

8'7" x 5'5" (2.64 x 1.67)

Comprising; bath with shower over, WC and wash hand basin with built-under storage. Double glazed window, part tiled walls, panelling and spotlights to ceiling, ladder style radiator.

### External

Externally there is a garden to the front which is laid to lawn. The rear garden has lawn, decking and a paved patio, there is also direct access into the garage.

### Garage & Parking

There is a detached garage to the rear and parking space for parking.

### Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available  
Speeds: Download: 1000 Mbps  
Upload: 100 Mbps  
Mobile: Indoor EE>Likely Three>Limited 02>Limited Vodafone>Limited  
Mobile: Outdoor EE>Likely Three>Likely 02>Likley Vodafone>Likely

### Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:  
Rivers and the sea: Very low.  
Surface water: Very low.





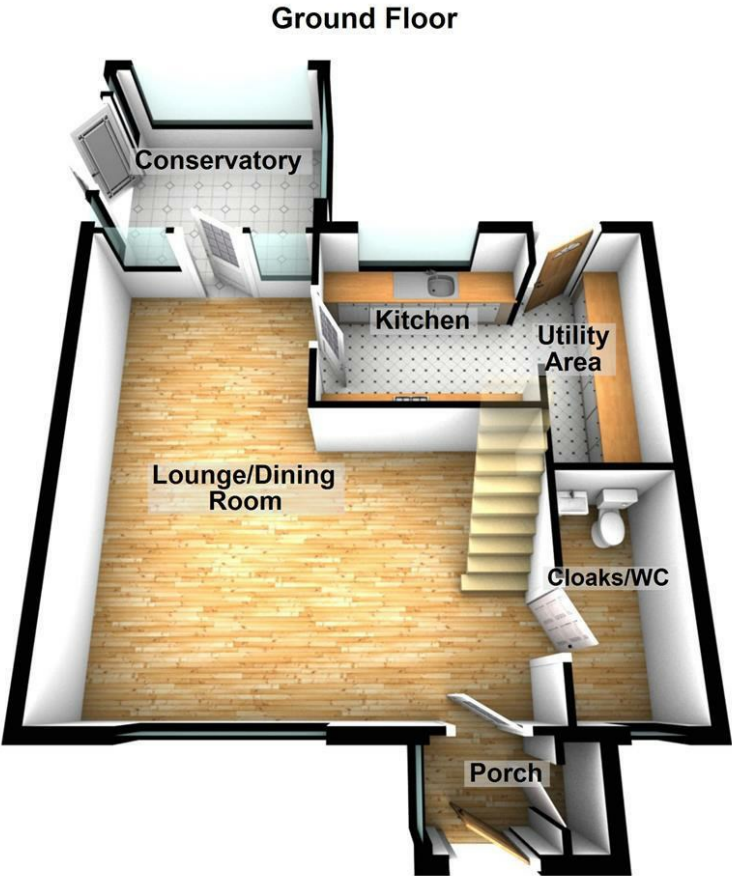








Floor Plan



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		82
(69-80) C	68	
(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	