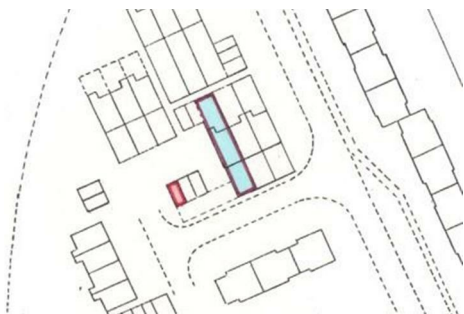




23 Valeria Close

Hadrian Park, Wallsend, NE28 9QY

- ** END TERRACE HOUSE ** LOUNGE/DINING ROOM ** MODERN KITCHEN & SHOWER ROOM **
- ** CURRENTLY TWO BEDROOMS, FORMERLY THREE BEDROOMS, THIS WILL BE PUT BACK TO ITS ORIGINAL THREE BEDROOMS IF REQUIRED ** SPACIOUS SUN ROOM TO REAR ** CHAIN FREE **
- ** GARAGE IN NEARBY BLOCK ** HIGHLY POPULAR LOCATION ** EXCELLENT ROAD LINKS **
- ** IDEAL FIRST TIME BUY ** FREEHOLD ** COUNCIL TAX BAND B ** ENERGY RATING C **

Offers Over £170,000



- End Terrace House
- Modern Kitchen & Bathroom
- Freehold
- Three Bedrooms (Currently Two)
- Garage
- Council Tax Band B
- Spacious Sun Room To Rear
- Chain Free
- Energy Rating C

Porch

5'5" x 4'2" (1.66 x 1.29)

Double glazed entrance door with windows to the side, tiling to floor, inner door leading into the lounge.

Lounge

14'8" x 13'7" (4.48 x 4.16)

Double glazed window, stairs to the first floor landing, radiators.

Dining Area

10'4" x 6'4" (3.16 x 1.94)

Double glazed French doors leading into the sun room, radiator.

Kitchen

10'2" x 8'0" (3.12 x 2.44)

Fitted with wall and base units with work surfaces over, integrated oven and hob with extractor hood over, sink unit. Double glazed window, tiling to floor.

Sun Room

14'1" x 8'8" (4.30 x 2.66)

Double glazed windows, plinth ceiling with spotlights, laminate flooring, radiators and double glazed French doors leading to the rear.

Landing

Access to loft.

Bedroom 1

13'10" x 8'2" into robe + (4.23 x 2.51

into robe +3.00 x 1.96)

Double glazed windows, fitted wardrobes, radiators. Bedroom one and bedroom three have been made into one big bedroom, this will be put back to its former state if required.

Bedroom 2

10'2" into robe x 7'10" (3.12 into robe

x 2.39)

Double glazed window, fitted wardrobes, cupboard, radiator.

Shower Room

6'6" x 5'4" (2.00 x 1.64)

Comprising; shower cubicle, WC and wash hand basin. Double glazed window, tiling to walls, radiator.

External

Externally there is a garden to the front which is laid to lawn, the rear is paved for low maintenance. There is also a single garage situated in a nearby block.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit

<https://checker.ofcom.org.uk>

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 100 Mbps

Mobile Indoor: EE - Limited Three -

Limited 02 - Likely Vodafone -

Limited

Mobile Outdoor: EE - Likely Three -

Likely 02 - Likely Vodafone - Likely

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.

CONSTRUCTION:

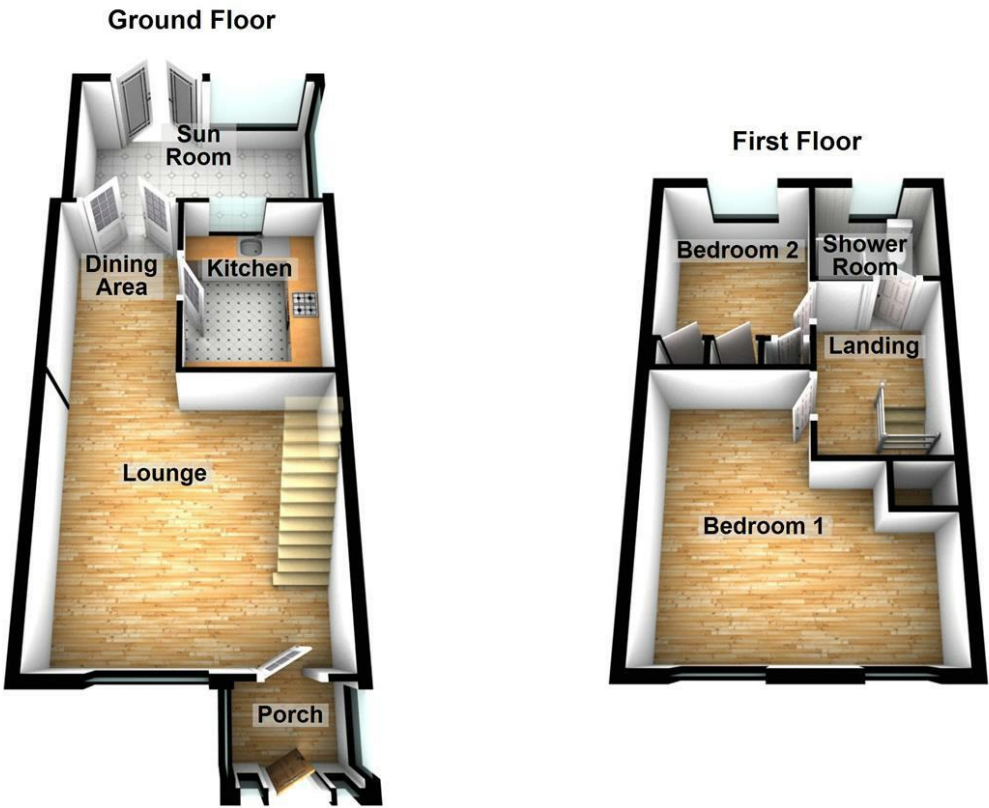
Traditional

This information must be confirmed via our surveyor.





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		86
(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	