



## 52 Praetorian Drive , Wallsend, NE28 6RQ

\*\* EXTENDED THREE BEDROOM MID TERRACE HOUSE \*\* LOVELY SUN ROOM TO REAR \*\*

\*\* MODERN KITCHEN \*\* OFF STREET PARKING \*\* METRO STATION 0.2 MILE \*\* GREAT FIRST BUY \*\*

\*\* CUL-DE-SAC LOCATION \*\* CLOSE TO SCHOOLS & NEARBY SHOPPING FACILITIES \*\*

\*\* 999 YEAR LEASE FROM 1996 \*\* COUNCIL TAX BAND A \*\* ENERGY RATING

**Price £185,000**



- Extended Mid Terrace House
- Lovely Rear Garden
- 999 Year Lease From 1996
- Three Bedrooms
- Off Street Parking
- Council Tax Band A
- Sun Room To Rear
- Close To Amenities
- Energy Rating C

### Entrance Lobby

Double glazed composite entrance door, inner door leading into the lounge.

### Lounge

13'0" x 12'11" (3.96 x 3.94)

Double glazed window, wall mounted living flame effect fire, wood effect flooring, stairs to the first floor landing, storage cupboard and radiator.

### Kitchen Area

13'0" x 8'3" (3.95 x 2.51)

Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, single drainer sink unit. Vertical radiator, wood effect flooring, open plan to sun room.

### Sun Room

10'5" x 8'9" (3.17 x 2.67)

Double glazed windows, spotlights to ceiling, roof lantern, wood effect flooring and double glazed French doors leading out to the rear garden.

### Landing

Access to bedrooms and bathroom.

### Bedroom 1

11'3" x 10'9" into robe (3.42 x 3.27 into robe)

Double glazed window, built-in sliding door wardrobes, laminate flooring, radiator.

### Bedroom 2

10'1" x 8'0" min (3.07 x 2.45 min)

Double glazed window, laminate flooring, radiator.

### Bedroom 3

8'9" x 6'2" (2.67 x 1.88)

Double glazed window, storage cupboard, laminate flooring radiator.

### Bathroom

7'11" x 6'1" (2.41 x 1.85)

Fitted with a modern suite comprising; bath with shower over, low level WC and wash hand basin. Part tiled walls, ladder style radiator, tile effect flooring and double glazed window.

### External

Externally there is a garden to the front which is laid to lawn together with space for off street parking. There is a lovely enclosed garden to the rear which has lawn, decking, planted beds and a shed for storage.

### Lease Information

The property has a 999 year lease dated from 01/01/1996. Ground rent is £50 per year.

### 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: 1800 Mbps

Upload: 220 Mbps

Mobile Indoor: EE - Limited Three - Limited 02 - Limited 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:

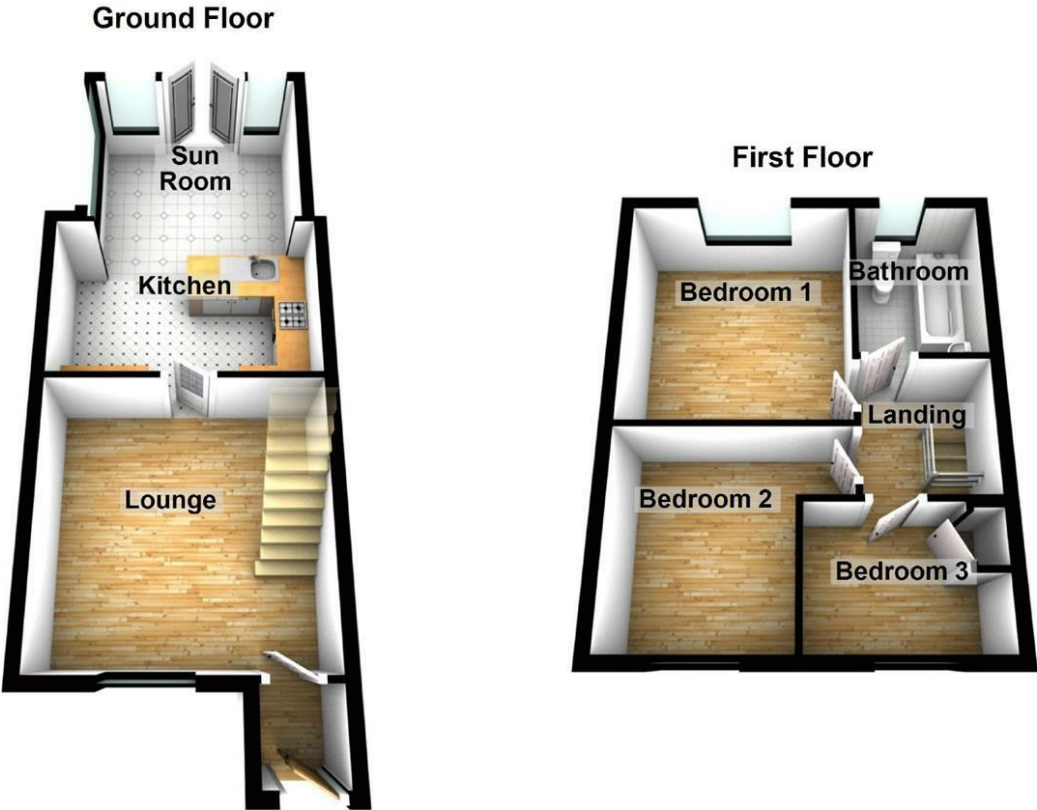
Traditional

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) <b>A</b>                          |           | <b>87</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>72</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |