

## 3 Airedale

Hadrian Lodge West, Wallsend, NE28 8TL

\*\* 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. \*\*

\*\* THREE BEDROOM MID TERRACE HOUSE \*\* GARAGE & PARKING TO REAR \*\* FREEHOLD \*\*

\*\* RECENTLY REFITTED SHOWER ROOM \*\* WESTERLY ASPECT REAR GAREN \*\* KITCHEN/DINER \*\*

\*\* CLOSE TO SHOPS, NEARBY SCHOOLS & ROAD LINKS TO THE A1058 COAST ROAD \*\*

\*\* GREAT FIRST TIME BUY \*\* COUNCIL TAX BAND B \*\* ENERGY RATING C \*\*

**Offers Over £175,000**



- Three Bedroom Mid Terrace House
- Garage & Off Street Parking
- Freehold
- Beautifully Presented
- Westerly Aspect Rear Garden
- Council Tax Band B
- Recently Refitted Shower Room
- Highly Popular Location
- Energy Rating C

#### Entrance Lobby

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

#### Lounge

4.82 x 3.50 (1.22m.24.99m x 0.91m.15.24m)

Double glazed bow window, storage cupboard, radiator, double doors leading to the kitchen/diner.

#### Kitchen/Diner

14'7" x 8'5" (4.47 x 2.59)

Fitted with wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed window, tiling to floor, radiator and double glazed French doors leading to the rear garden.

#### Landing

Storage cupboard, access to the loft.

#### Bedroom 1

3.55 to robe x 2.52 (0.91m.16.76m to robe x 0.61m.15.85m)

Double glazed window, fitted sliding door wardrobes, radiator.

#### Bedroom 2

9'5" to robe x 8'2" (2.89 to robe x 2.50)

Double glazed window, fitted wardrobes, radiator.

#### Bedroom 3

8'6" x 6'1" (2.61 x 1.87)

Double glazed window, fitted wardrobes, radiator.

#### Shower Room

6'0" x 5'5" (1.84 x 1.66)

Comprising; shower cubicle, WC and wash hand basin with built-under storage. Double glazed window, tile effect panelling to walls, ladder style radiator.

#### External

Externally there is a garden to the front which is laid to lawn. The rear garden has a westerly aspect and has lawn, decking and artificial grass. There is also a rear access gate.

#### Garage & Parking

There is a single garage situated to the rear of the property which has direct access from the garden. There is also space for off street parking at the rear.

#### 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: 1000 Mbps  
Mobile Indoor: EE - Limited Three - None 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.

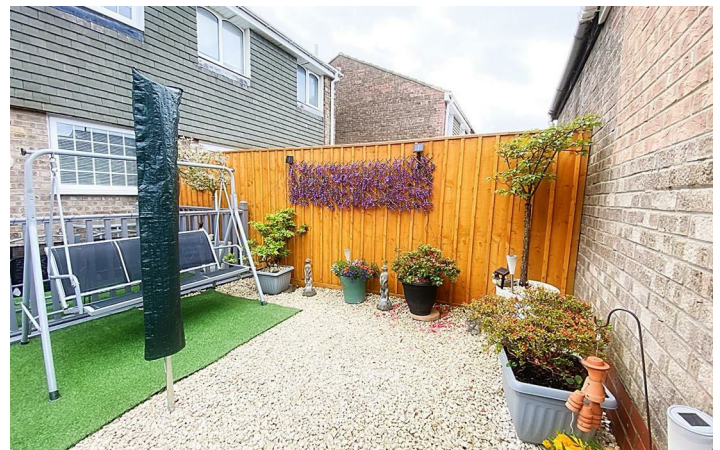
##### CONSTRUCTION:

Traditional  
This information must be confirmed via our surveyor.



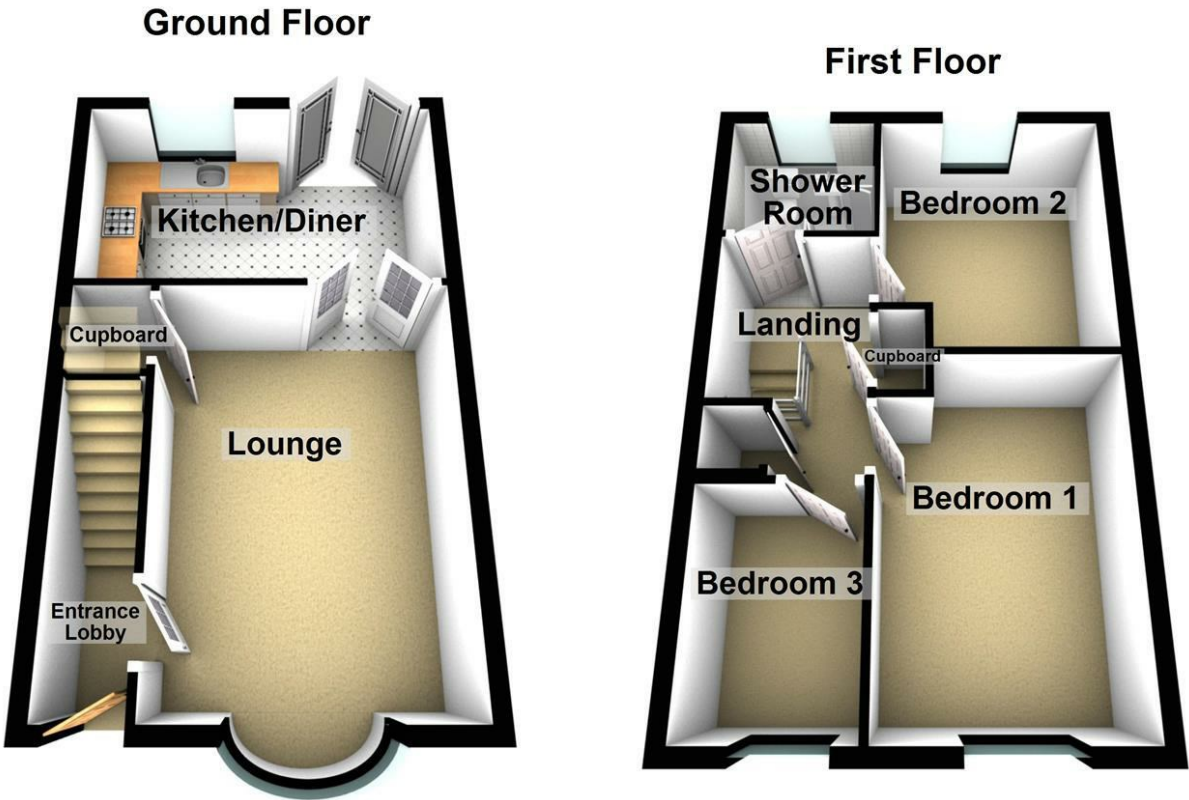








Floor Plan



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		88
(81-91) B		
(69-80) C	73	
(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	