

## 66 Hardy Grove , Wallsend, NE28 9HF

\*\* CHAIN FREE \*\* FOUR BEDROOM EXTENDED SEMI DETACHED HOUSE \*\* GREAT SIZE FAMILY HOME \*\*

\*\* DRIVEWAY PARKING FOR MULTIPLE VEHICLES \*\* SUNROOM \*\* DOWNSTAIRS WC \*\*

\*\* COUNCIL TAX BAND B \*\* CLOSE TO RISING SUN COUNTRY PARK, SCHOOL AND LOCAL AMENITIES \*\*

\*\* ENERGY RATING D \*\* FREEHOLD \*\*

**Offers Over £240,000**



- Chain Free

- Sun Room

- Great Size Family Home

**Entrance Porch**

UPVC door , laminate flooring, timber door into hallway.

#### Hallway

Laminate flooring, stairs to first floor, radiator, understairs, cupboard access to kitchen area

#### Kitchen Area

8'4" max x 10'5" max (2.55 max x 3.20 max )

Range of floor and wall units, cupboard, open access to kitchen/breakfasting room and dining area

#### Kitchen/Breakfasting Area

14'5" x 10'3" (4.41 x 3.13 )

Fitted with range of wall and floor units with counter tops, electric hob with overhead extractor hood, built in oven, sink unit, plum,bed for dishwasher and washing machine. vertical radiator, laminate flooring, UPVC door giving access to rear garden and door with Access to storage area (formerly part of garage), skylights.

#### Storage

9'8" x 9'2" (2.96 x 2.81)

Formerly part of garage, plastic panelling, electricity

#### Dining Area

10'5" x 9'10" (3.18 x 3.00)

Laminate flooring, radiator, access to lounge and Patio doors giving access to sunroom

- Freehold

- Downstairs WC

- Council Tax Band B

**Lounge**

14'7" into bay 12'2" max (4.47 into bay 3.72 max)

Double glazed window, radiator, feature fireplace, laminate flooring.

#### Sunroom

11'6" x 11'5" (3.52 x 3.49 )

French doors giving access to rear garden, skylight, radiator.

#### Downstairs WC

4'10" x 3'6" (1.49 x 1.08 )

WC, wash hand basin, ladder style radiator, double glazed window.

#### Landing

Access to bedrooms, bathroom and loft

#### Bedroom 1

12'9" x 10'6" (3.90 x 3.22 )

Double glazed window, radiator

#### Bedroom 2

10'5" x 10'5" (3.20 x 3.19 )

Double glazed window, radiator, sliding door wardrobe.

#### Bedroom 3

11'6" x 9'1" (3.53 x 2.78)

Double glazed window, radiator.

#### Bedroom 4

8'11" x 7'10" (2.74 x 2.39 )

Double glazed window, radiator

#### Bathroom

8'2" x 7'8" (2.50 x 2.34 )

Fully tiled, fitted with bath with overhead shower, WC, wash hand basin, cupboard housing boiler.

- Four Bedroom Extended Semi Detached House

- Driveway Parking for Multiple Vehicles

- Energy Rating D

**External**

To the front there is blocked paved driveway with dropped kerb and to the rear there is lawned and decked area.

#### 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>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor, variable in-home

O2- Good outdoor

Three- Variable outdoor

Vodafone Good outdoor

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

#### FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

#### CONSTRUCTION:

Traditional.

This information must be confirmed via your surveyor and legal representative.





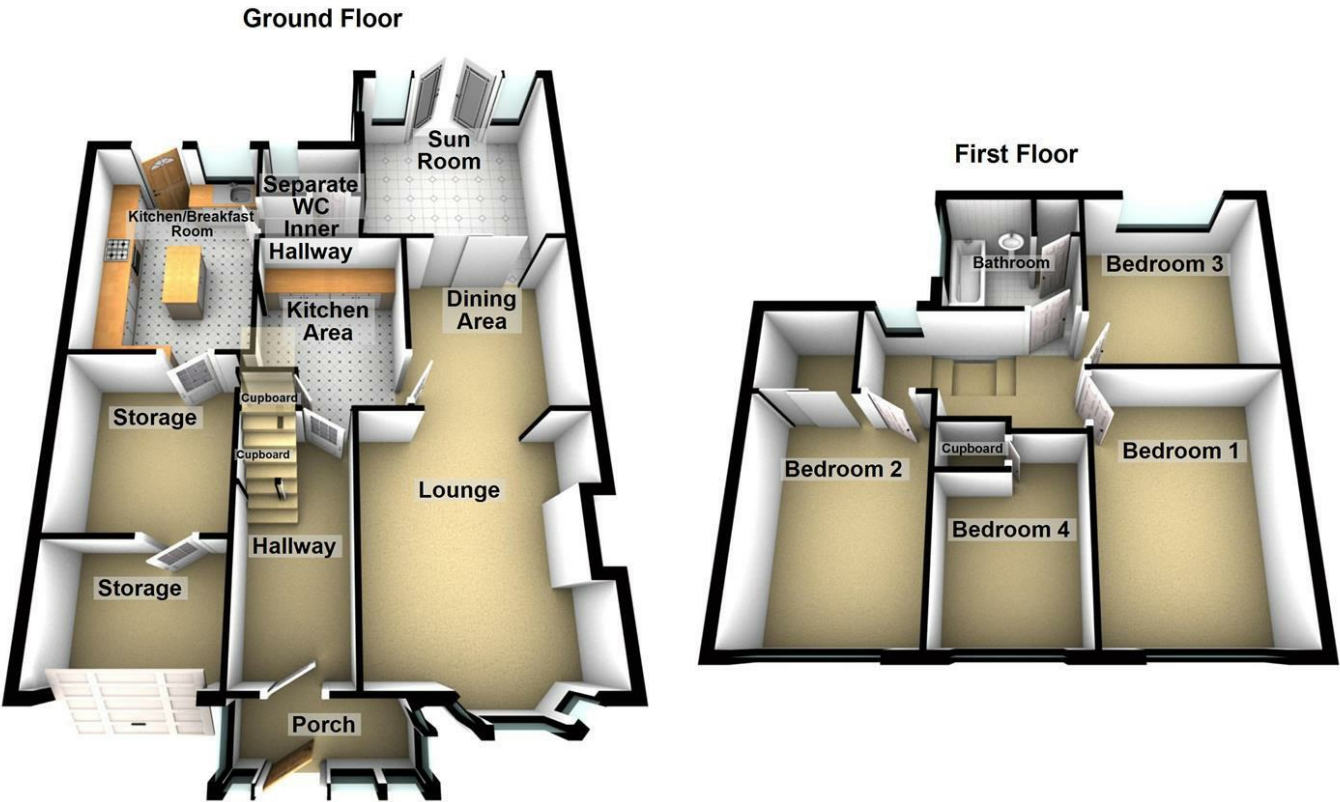








Floor Plan



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	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	