

## 47 Askrigg Avenue, Hadrian Park



### Guide price £240,000 to £250,000

\*\*\* GUIDE PRICE £240,000 TO £250,000 \*\*\* A lovely family home in a GREAT LOCATION! This house offers ready to move into accommodation in the sought after Askrigg Avenue and is convenient for road and transport links to Newcastle City, The Coast and the Silverlink/Cobalt. Local schools are Ofsted rated Outstanding and Good and Hadrian Park has some local shops and a Doctors Surgery.

There are four good sized bedrooms, and two reception rooms, a ground floor cloakroom and an attached garage. The rear garden is not overlooked and there is block paving to the front for low maintenance.

The house is leasehold - 999 years from 1.6.1964, and there is a nominal ground rent of £15.00 per annum. Council tax band D,

Please call Next2buy on 0191 2953322 to arrange a viewing.

## The Property Comprises

### Entrance

Upvc door leading into entrance hallway, access to cloakroom.

### Cloakroom

5'8" x 2'10" (1.72m x 0.87m) Upvc double glazed window, gas central heating radiator, toilet, wash hand basin, tiled walls.

### Hallway

Gas central heating radiator, stairs to first floor..



### Living Room

14'1" x 12'0" (4.28m x 3.65m) Upvc double glazed bow window, gas central heating radiator.



### Dining Room

15'7" x 9'4" (4.76m x 2.84m) Upvc double glazed window, gas central heating radiator.



### Kitchen

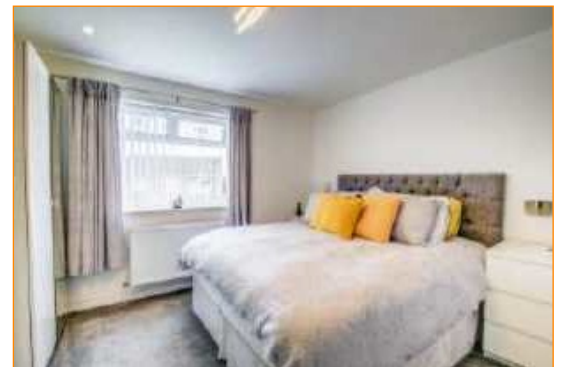
11'9" x 8'11" (3.58m x 2.72m) Upvc double glazed window, a range of fitted wall and floor units with complimenting work surfaces over, sink unit, tiled walls, access to garage.



### Stairs to First Floor

#### Bedroom 1

12'1" x 12'8" (3.69m x 3.87m) Upvc double glazed window to the front aspect, gas central heating radiator.



#### Bedroom 2

9'7" x 11'5" (2.93m x 3.48m) Upvc double glazed window to the rear aspect, gas central heating radiator.





### Bedroom 3

11'11" x 7'8" (3.62m x 2.33m) Upvc double glazed window to the front aspect, gas central heating radiator.



### Bedroom 4

8'8" x 8'2" (2.65m x 2.48m) Upvc double glazed window to the rear aspect, gas central heating radiator.

### Bathroom

8'2" x 7'8" (2.49m x 2.33m) Upvc double glazed window, a four piece suite comprising toilet, wash hand basin, bath and shower cubicle, heated towel rail, tiled walls and flooring.



### Gardens

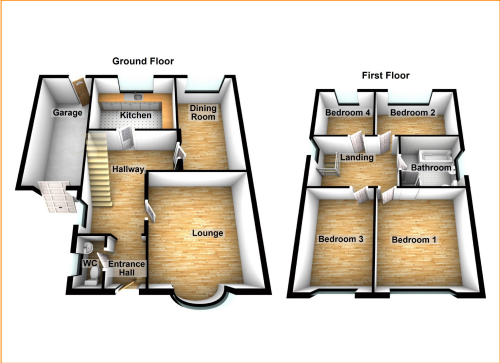
There is a lawned garden to the front of the property and a lovely rear garden which is not overlooked and also has a patio area.



### Garage & Driveway

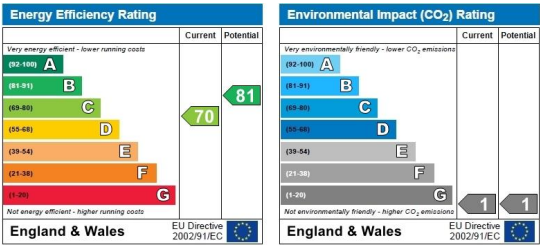
There is a single attached garage with access to the rear garden, plumbing for washing machine. Also a double driveway providing off street parking for up to 3 cars.

### FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; [info@next2buy.com](mailto:info@next2buy.com)

Open Hours;  
Monday 9am - 6pm  
Tuesday 9am - 6pm  
Wednesday 9am - 6pm  
Thursday 9am - 6pm  
Friday 9am - 6pm  
Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

VIEWING APPOINTMENT

TIME .....

DAY/DATE .....

VENDORS NAME (S) .....

QR CODE

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

**www.next2buy.com**

136/138 station road  
wallsend, NE28 8QT

**tel: 0191 295 3322**