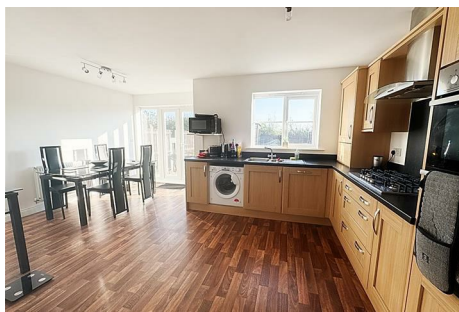
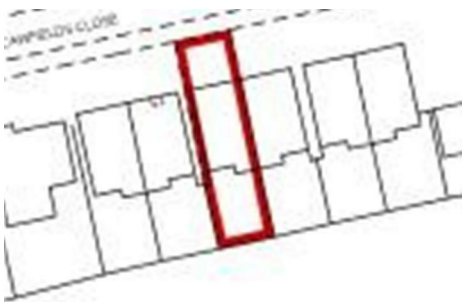




24 Cawfields Close

Hadrian Village, Wallsend, NE28 0BJ

- ** SEMI DETACHED TOWNHOUSE ** FOUR GOOD SIZE BEDROOMS ** DOWNSTAIRS WC **
- ** TWO EN-SUITES & FAMILY BATHROOM ** KITCHEN/DINING/FAMILY ROOM **
- ** GARAGE, ELECTRIC CHARGING POINT AND OFF STREET PARKING ** COUNCIL TAX BAND D **
- ** SOUTHERLY ASPECT GARDEN TO REAR ** CLOSE TO LOCAL AMENITIES AND MAJOR ROAD LINKS **
- ** PART OF THE BUILDERS PART EXCHANGE SCHEME ** FREEHOLD ** ENERGY RATING C **

Offers Over £245,000



- Four Bedroom Semi Detached Townhouse
- Garage and Off Street Parking to Front
- Freehold
- Southerly Aspect Rear Garden
- Two En-Suites & Family Bathroom
- Downstairs WC
- Close to Local Amenities And Major Road Links

Hallway

Double glazed entrance door, stairs to the first floor, radiator.

WC

4'6" x 3'10" (1.38 x 1.19)

WC, wash hand basin, radiator.

Kitchen/Family/Dining Area

17'3" max x 14'9" (5.27 max x 4.52)

Fitted with a range of wall and base units with work surfaces over, hob with extractor hood over, integrated oven, microwave, dishwasher, sink unit, Double glazed window, storage cupboard, open plan to dining/family area. Double glazed French doors leading out to the rear garden, radiators.

First Floor Landing

Storage cupboard, radiator, stairs to the second floor landing.

Lounge

17'3" x 11'7" (5.28 x 3.55)

Double glazed window, radiators, double glazed French doors opening to a Juliette balcony. Rear Aspect.

Bedroom 1

16'7" into robe x 9'8" (5.06 into robe x 2.97)

Double glazed window, fitted sliding door wardrobes, radiator.

En-suite

7'3" x 7'3" max (2.23 x 2.21 max)

Double glazed window, shower cubicle, WC, wash hand basin, part tiled walls, radiator.

Second Floor Landing

Cupboard.

Bedroom 2

12'1" min x 10'1" (3.70 min x 3.08)

Double glazed window, radiator.

En-suite

6'0" max x 5'4" (1.85 max x 1.65)

Shower cubicle, WC, wash hand basin, part tiled walls, radiator.

Bedroom 3

10'6" x 10'1" (3.22 x 3.08)

Double glazed window, radiator.

Bedroom 4

11'10" x 6'11" (3.63 x 2.13)

Double glazed window, radiator.

Bathroom

7'4" x 6'11" (2.25 x 2.12)

Comprising; bath with shower head attachment, WC and wash hand basin. Double glazed window, part tiled walls, radiator.

External

Externally there is a garage, space for off street parking with electric charge port and garden which is laid to lawn. There is a south facing garden to the rear which is not

• Energy Rating C overlooked, the garden has lawn, gravelled patio area and a fenced perimeter.

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- Good outdoor

Vodafone - Good outdoor

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

FLOOD RISK:

Yearly chance of flooding:

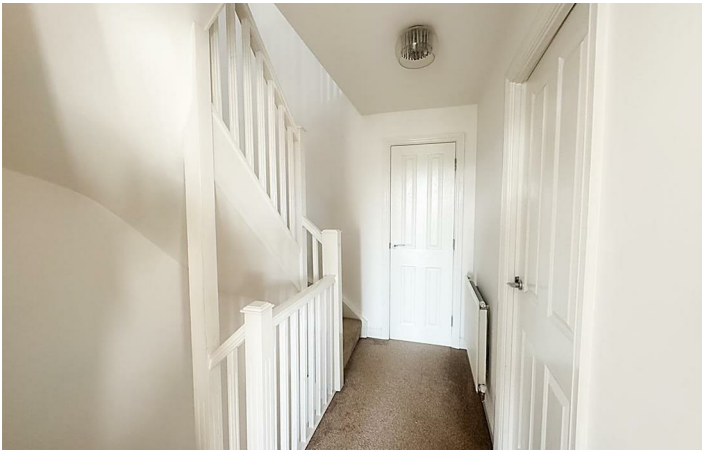
Rivers and the sea: Very low.

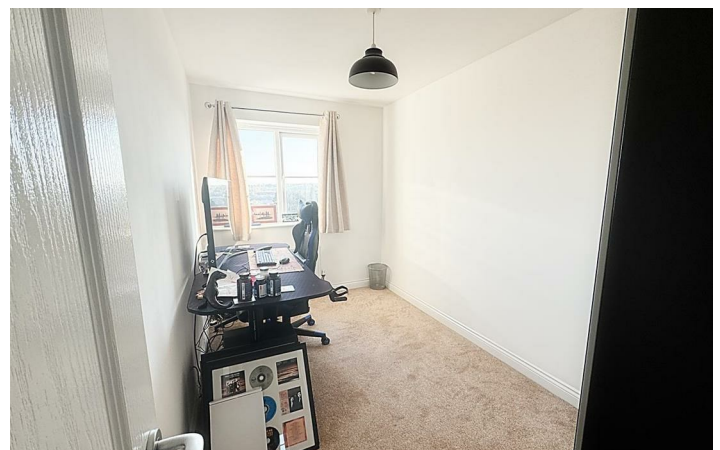
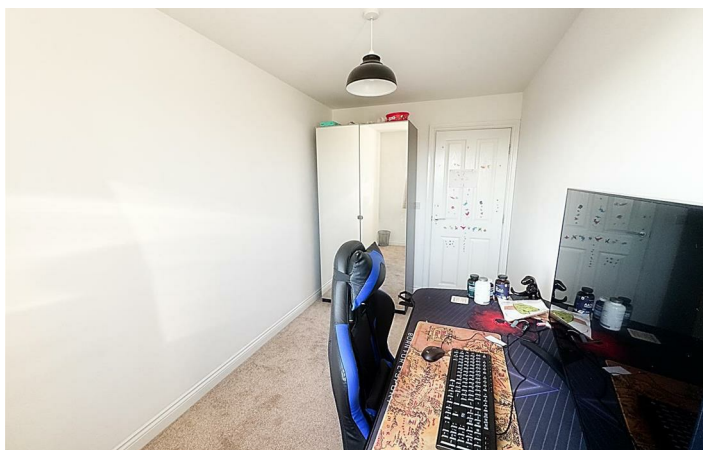
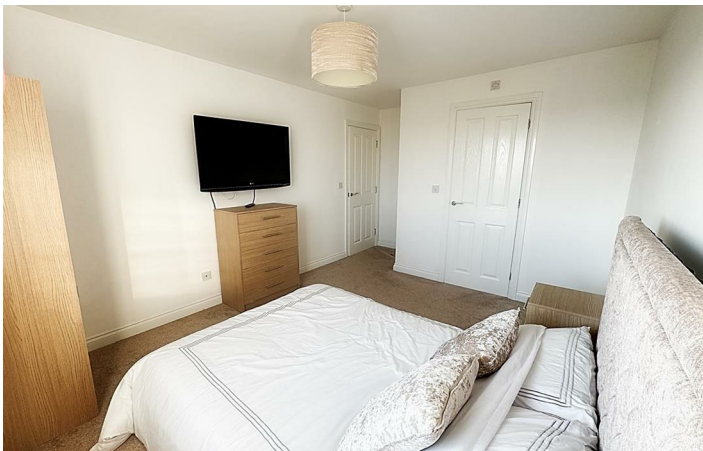
Surface water: Very low.

CONSTRUCTION:

Traditional

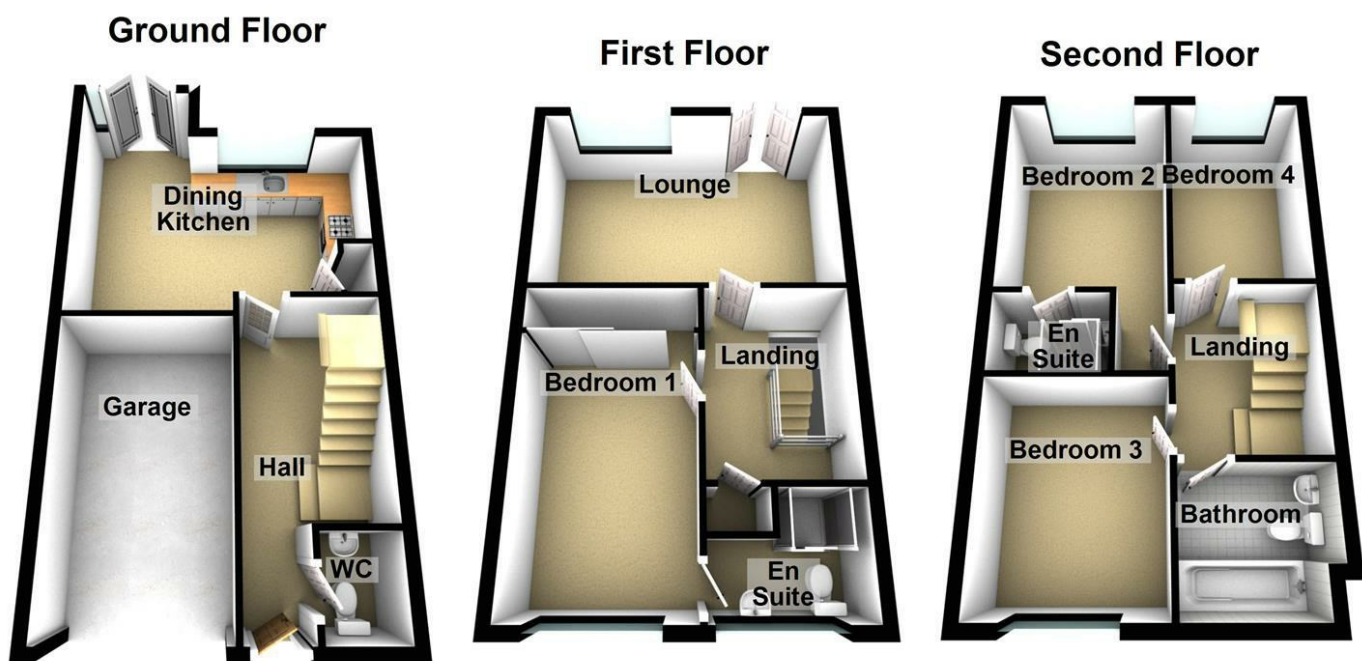
This information must be confirmed via your surveyor and legal representative.







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		85
(69-80) C	76	
(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	