

FOR
SALE

21 HASTINGS DRIVE, EARSDON VIEW NE27 0DP
£320,000



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED PROPERTY
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER RESIDENTIAL LOCATION
- MODERN KITCHEN DINER AND UTILITY
- DOWNSTAIRS WC, ENSUITE & MODERN BATHROOM WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING PRIVATE REAR GARDEN
- EPC RATING B

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ENTRANCE HALLWAY

LOUNGE
13'1" x 12'7"

KITCHEN DINER
11'5" x 12'1"

UTILITY ROOM
5'8" x 3'4"

DOWNSTAIRS WC

SNUG
9'10" x 8'10"

BEDROOM
11'8" x 9'2"

ENSUITE
3'9" x 6'6"

BEDROOM
10'5" x 8'10"

BEDROOM
8'0" x 15'4"

BATHROOM WC
5'10" x 5'7"

BEDROOM
6'10" x 8'3"

FRONT GARDEN

REAR GARDEN

GARAGE
5'8" x 8'4"

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This modern and well presented detached house was built circa 2017 and is perfectly located in a popular residential area. It boasts a wealth of modern features and is ideal for a range of buyers.

With over 1020 square foot of accommodation set over two floors this beautiful property comprises to the ground floor of a spacious lounge with doors to a lovely kitchen diner benefitting from a good range of units with contrasting worktops, integrated single oven, hob, chimney hood and fridge freezer and dishwasher. From the kitchen there is access to the rear garden and doors to the utility room which leads to the snug and a downstairs WC.

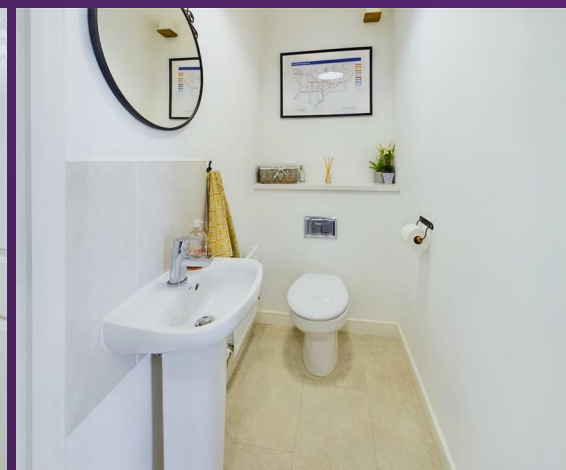
To the first floor there are four bedrooms, one with ensuite, and a modern family bathroom with panelled bath, pedestal washbasin and low level WC. Externally the property benefits from an attached garage, front garden with driveway parking and a South facing, private rear garden.

The amazing condition, fabulous location and superb layout of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Conveniently situated half way between the coast and Newcastle city centre and just off the A19, Earsdon View offers a wide range of homes particularly favoured by first time buyers and growing families. Well served by many of the borough's best schools and on the doorstep, the local Waggonways, a network of routes originally used for hauling coal, are perfect for enjoying the surrounding countryside and wildlife on the foot or by cycle.

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

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

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

| | Current | Potential |
|--|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 94 |
| (81-91) B | 82 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

England & Wales

EU Directive
 2002/91/EC



Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|---------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |

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