



## 51 Addington Drive Hadrian Park, Wallsend, NE28 9QH

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 & SPACE FOR PARKING \*\*
- \*\* SOUTH FACING GARDEN LOW MAINTENANCE TO REAR \*\* SOUGHT AFTER LOCATION \*\*
- \*\* CLOSE TO LOCAL AMENITIES, SCHOOLS & EXCELLENT ROAD LINKS \*\* SPACIOUS KITCHEN/DINER \*\*
- \*\* 999 YEAR LEASE FROM 1964 \*\* LOW GROUND RENT \*\* COUNCIL TAX BAND B \*\* EPC RATING C \*\*

**Offers Over £155,000**



- Three Bedroom Mid Terrace House
- Garage In Block With Space For Parking
- 999 Year Lease From 1976
- Spacious Kitchen/Diner
- Sought After Location Close To Local Amenities
- Council Tax Band B
- South Facing Rear Garden
- Ideal Starter Home
- Energy Rating C

### Porch

Double glazed entrance door with window to the side, cloaks cupboard, inner door leading into the lounge.

### Lounge

15'8" x 13'1" (4.79 x 3.99)  
Double glazed window, stairs to the first floor landing, laminate flooring, radiator.

### Kitchen/ Diner

15'8" x 10'11" (4.79 x 3.33)  
Fitted with a range of wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed window, laminate flooring, radiator and double glazed door leading out to the rear garden.

### Landing

Cupboard housing the boiler.

### Bedroom 1

12'1" x 8'10" (3.70 x 2.70)  
Double glazed window, fitted wardrobes, radiator.

### Bedroom 2

10'0" to robe x 9'3" (3.05 to robe x 2.84)  
Double glazed window, fitted sliding door wardrobes, radiator.

### Bedroom 3

7'8" x 6'8" (2.34 x 2.05)  
Double glazed window, fitted wardrobes, radiator.

### Bathroom

6'6" x 5'10" (1.99 x 1.80)  
Comprising; bath with shower over, WC and wash hand basin. Double glazed window, tiling to walls, radiator.

### External

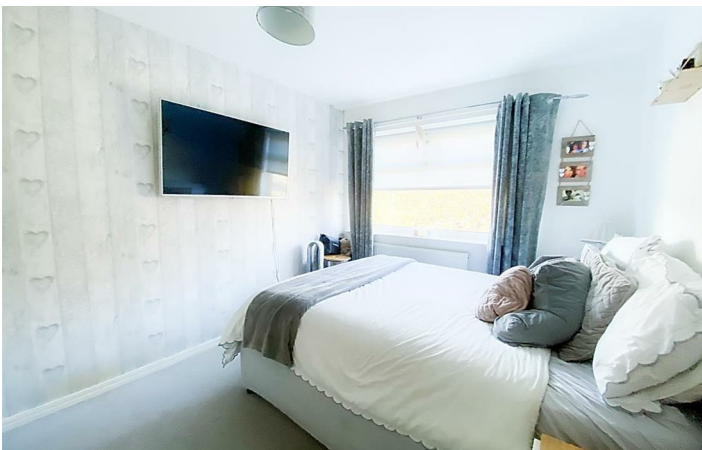
Externally there is a garden to the front which is laid to lawn. The rear garden is south facing and has artificial grass, paved patio and a rear access gate, this leads to a garage which is situated opposite in a block.

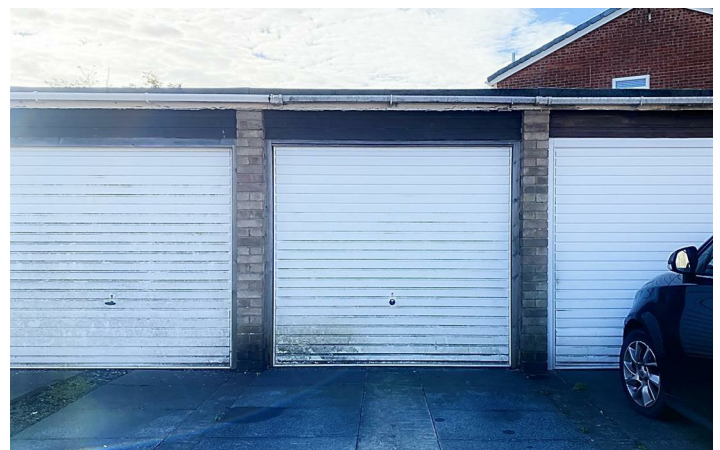
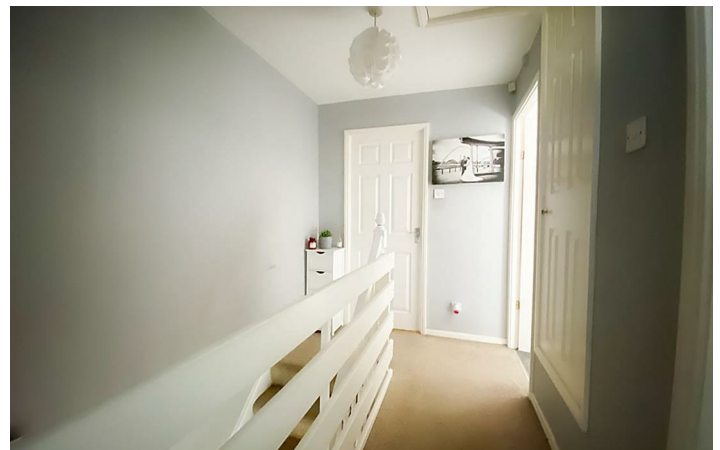
### Lease Information

The property has a 999 year lease dated from 01/06/1964. Ground rent is £25 per year payable in two £12.50 instalments.

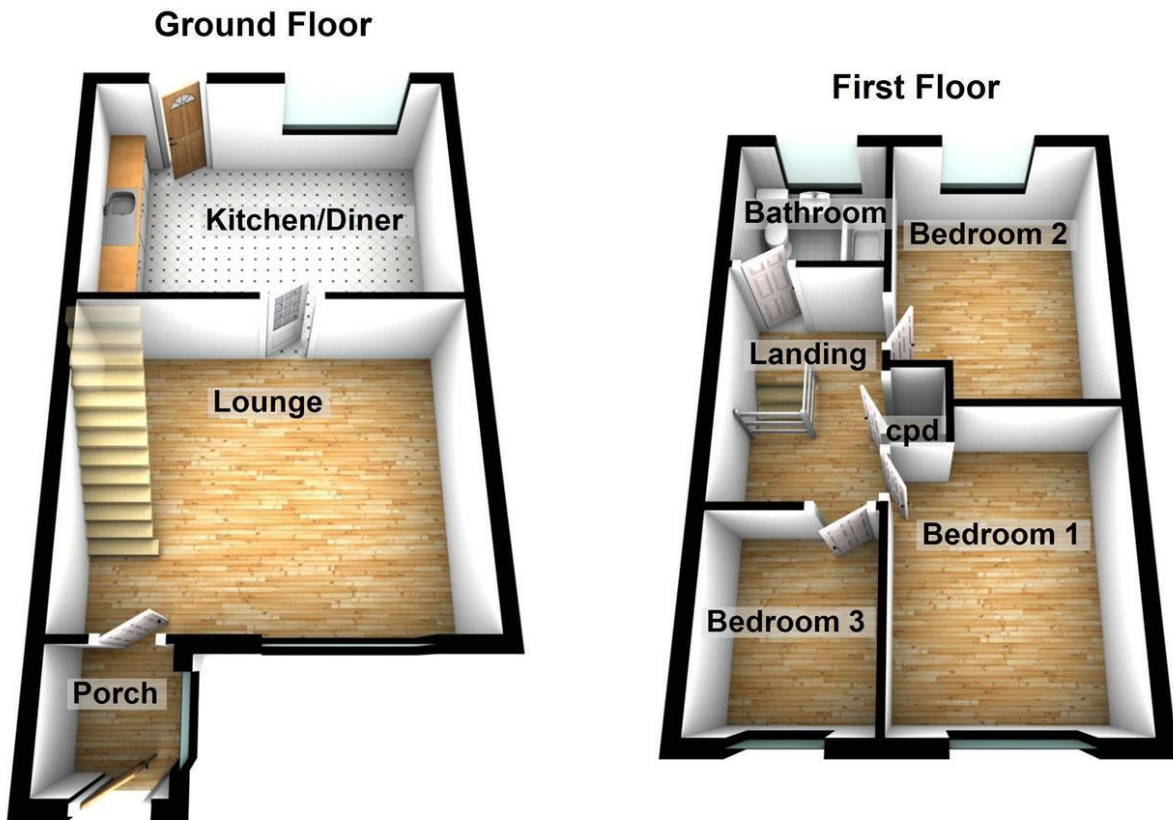
### Broadband

<https://www.openreach.com/fibre-checker/my-products>





# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 70                      | 82        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |