

23 Alder Road Hadrian Park, Wallsend, NE28 9UA

- CHAIN FREE • TWO BEDROOM SEMI DETACHED BUNGALOW • GARAGE WITH ELECTRONIC DOOR •
- AMPLE SPACE FOR OFF STREET PARKING • LOVELY WESTERLY ASPECT GARDEN TO REAR •
- CONSERVATORY • EXTENDED LOUNGE • ROAD LINKS TO THE A19 & A1058 COAST ROAD •
- SILVERLINK RETAIL PARK 0.5 MILE • HIGHLY POPULAR LOCATION • COUNCIL TAX BAND B •
- FREEHOLD • ENERGY RATING TBC •

Offers Over £180,000



- Two Bedroom Semi Detached Bungalow
- Westerly Aspect Rear Garden
- Freehold
- Chain Free
- Popular Location
- Council Tax Band B
- Garage & Off Street Parking
- Shower Room
- Energy Rating TBC

Hallway

Double glazed entrance door, cupboard, radiator.

Lounge

20'7" into bay x 8'9" (6.28 into bay x 2.68)

Double glazed window, fireplace with electric fire, radiator.

Kitchen

9'1" x 7'8" (2.77 x 2.35)

Fitted with wall and base units with work surfaces over and sink unit, double glazed window, Upvc door leading into the garage.

Bedroom 1

12'6" x 11'11" into robe (3.82 x 3.65 into robe)

Double glazed window, fitted wardrobes, radiator.

Bedroom 2

9'1" x 8'5" (2.79 x 2.57)

Double glazed window, cupboard, radiator.

Shower Room

7'6" x 5'4" (2.29 x 1.65)

Comprising; shower cubicle, WC and wash hand basin, double glazed window, tiling to walls, storage cupboard.

Garage

15'11" x 8'10" (4.86 x 2.71)

Electronic roller door, power points and lighting. Access to the conservatory.

Conservatory

10'6" x 4'3" (3.21 x 1.31)

Double glazed windows, tiling to floor, double glazed patio door opening to the rear garden.

External

Externally there is a garden to the front and a block paved driveway providing ample space for off street parking. There is a lovely private garden to the rear which has a westerly aspect, the garden has lawn, planted beds and a paved patio.

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>

EE-Good outdoor and in-home

O2-Good outdoor, variable in-home

Three-UK Good outdoor and in-home

Vodafone-Good outdoor and in-home

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

CONSTRUCTION:

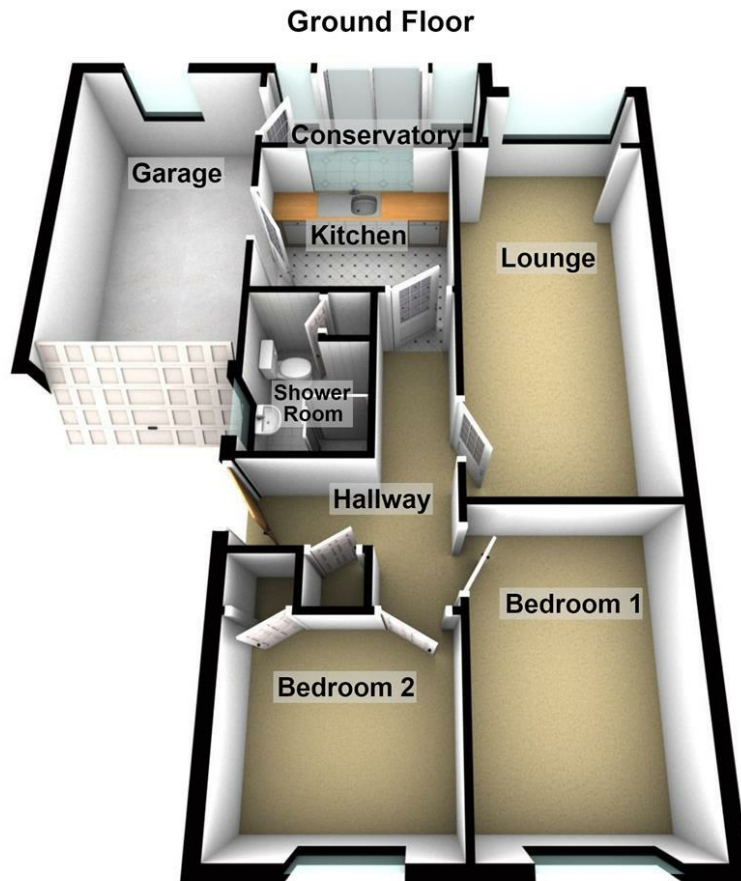
Traditional

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 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		
(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 