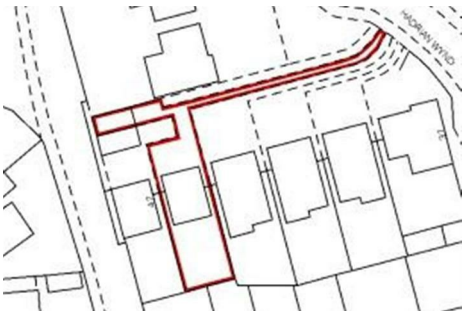
next2buy property retailers make the next step easy









45 Hadrian Wynd

, Wallsend, NE28 9ZH

GUIDE PRICE £255,000 TO £265,0000 • CHAIN FREE • READY TO MOVE INTO •

SOUTH FACING REAR GARDEN • GARAGE • FREEHOLD • MODERN THREE BEDROOM DETACHED HOUSE

SITUATED IN CUL-DE-SAC • OPEN PLAN LIVING • DOWNSTAIRS WC • THREE GOOD SIZED BEDROOMS

APPROX 13 MINUTE WALK TO RISING SUN COUNTRY PARK • SILVERLINK RETAIL PARK 1.7 MILES

TYNEMOUTH BEACH 4.9 MILES • COUNCIL TAX BAND C • ENERGY RATING C

Guide Price £255,000

3 1 1

- Guide Price £255,000 to £265,000
- Open Plan Living
- Close to Local Amenities, Schools and Transport Links
- Three Bedroom Detached House
- Three Good Sized Bedrooms
- Energy Rating C
- Downstairs WC
- Walking Distance to Rising Sun Country Park
- Freehold

Entrance Hall

Composite door into entrance hall and access to downstairs WC, laminate flooring and radiator.

Downstairs WC

5'9" x 5'0" (1.76 x 1.53)
Double glazed window, radiator, part tiled walls and laminate flooring. Fitted with WC and floating wash hand basin.

Lounge/Dining Area

17'7" x 16'1" (5.37 x 4.91)
Bi-fold doors leading out into rear garden, understairs storage cupboard which also has plumbing for washing machine and stairs to first floor.

Kitchen Area

7'3" x 6'8" (2.23 x 2.04)
Fitted with range of wall and base units with complimentary work surfaces, integrated microwave oven, oven and gas hob with overhead extractor hood, integrated fridge freezer, dishwasher and sink unit. laminated flooring

Stairs to First Floor

Leading to..

Landing

Storage cupboard and access to bathroom and bedrooms.

Bedroom 1

10'0" to robe x 9'2" (3.06 to robe x 2.80)
Front Elevation. Double glazed window, radiator and fitted wardobes.

Bedroom 2

11'3" x 9'4" (3.43 x 2.87)
Rear Elevation. Double glazed window, radiator and laminate flooring.

Bedroom 3

8'1" x 7'1" (2.48m x 2.18m)
Rear Elevation. Double glazed window, radiator

Bathroom

8'0" x 6'3" (2.44 x 1.91)
Fitted with WC, wash hand basin set in floating vanity unit, bath with overhead shower, double glazed window, ladder style radiator and tiled walls.

External

To the front there is a detached garage with parking. To the rear there is a private southerly facing garden, with patio and lawned area.

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 and in-home
Three-Good outdoor
Vodafone - Good outdoor and in-home

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

FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

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





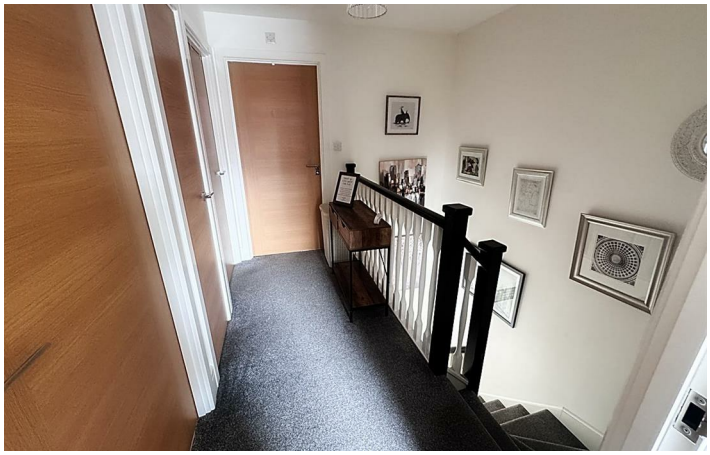












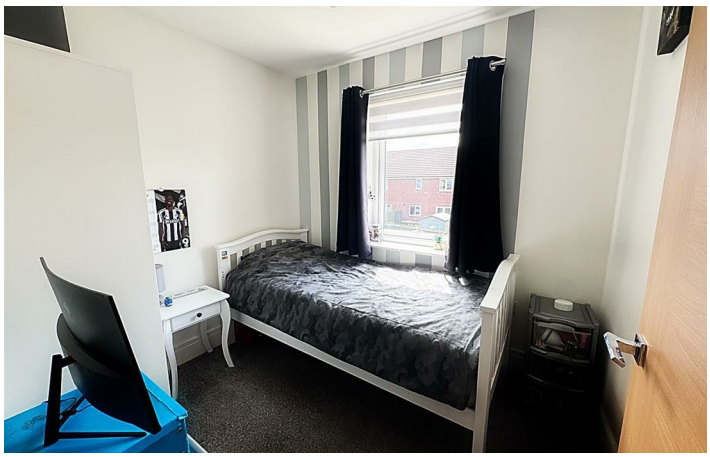










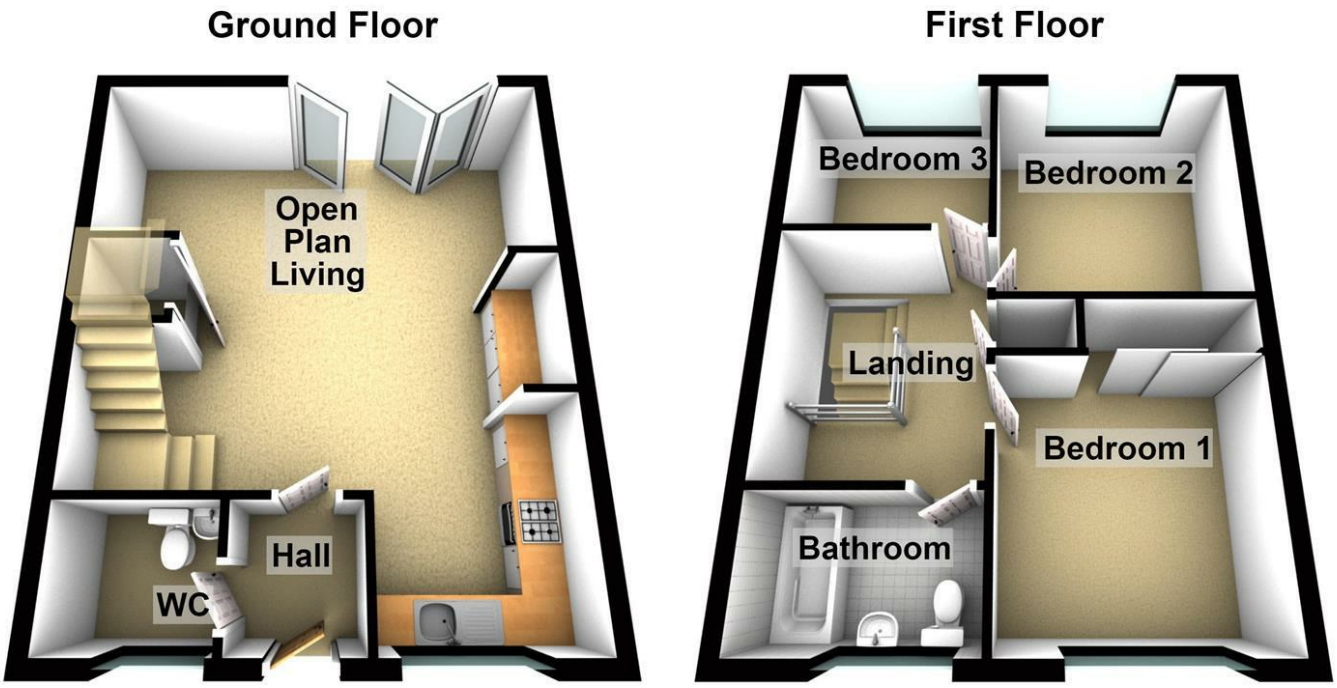




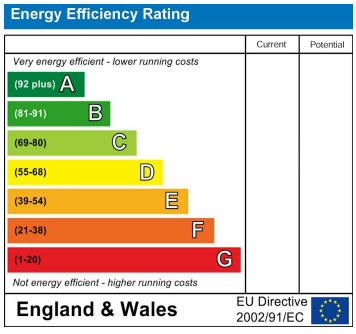




Floor Plan



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.



136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
Tel: 0191 295 3322 Email: info@next2buy.com https://www.next2buy.com