



81 Chelford Close

Hadrian Park, Wallsend, NE28 9YE

- SOUGHT AFTER LOCATION • TWO BEDROOM SEMI DETACHED BUNGALOW • CHAIN FREE •
- SPACIOUS SUN ROOM TO REAR • MODERN REFITTED SHOWER ROOM • GARAGE & PARKING •
- LOVELY WESTERLEY ASPECT GARDEN TO REAR • BUS SERVICES TO WALLSEND TOWN CENTRE •
- EXCELLENT ROAD LINKS • FREEHOLD • COUNCIL TAX BAND B • ENERGY RATING TBC •

Offers Over £180,000



- Two Bedroom Semi Detached Bungalow
- Garage & Off Street Parking
- Freehold
- Spacious Sun Room To Rear
- Lovely Westerly Aspect Rear Garden
- Council Tax Band B
- Modern Refitted Shower Room
- Popular Location - Chain Free

Porch

Double glazed entrance door with windows to the side, laminate flooring, double glazed door leading into the property.

Hallway

Radiator, access to kitchen & lounge.

Kitchen

8'10" x 7'6" (2.71 x 2.31)
Fitted with wall and base units with work surfaces over and sink unit, integrated oven and hob, double glazed window and tiling to floor.

Lounge

17'6" x 9'8" (5.35 x 2.97)
Double glazed bow window, fireplace with electric fire, radiator.

Inner Hallway

Storage cupboard, access to the loft which is boarded, has pull down ladders and lighting.

Shower Room

9'6" max x 5'2" min x 5'0" (2.91 max x 1.59 min x 1.53)
Comprising; shower cubicle, WC and wash handbasin with built-under storage, double glazed window, tiling to walls, ladder style radiator.

Bedroom 1

11'9" x 9'8" (3.59 x 2.97)
Fitted wardrobes, radiator and double glazed sliding doors leading into the sun room.

Bedroom 2

8'10" x 7'11" (2.70 x 2.42)
Double glazed window, radiator.

Sun Room

17'8" x 6'8" (5.41 x 2.05)
Double glazed windows, spot lights top ceiling, door to the garage and double glazed French doors leading out to the rear garden.

Garage

19'0" x 8'7" (5.81 x 2.62)
Up and over door, lighting and power points.

External

Externally there is a garden to the front together with a block paved driveway. There is a lovely westerly aspect garden to the rear which has lawn and planted beds.

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>

Energy Rating TBC
EE-Good outdoor, variable in-home
O2-Good outdoor and in-home
Three-UK Good outdoor
Vodafone-Good outdoor, variable 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.

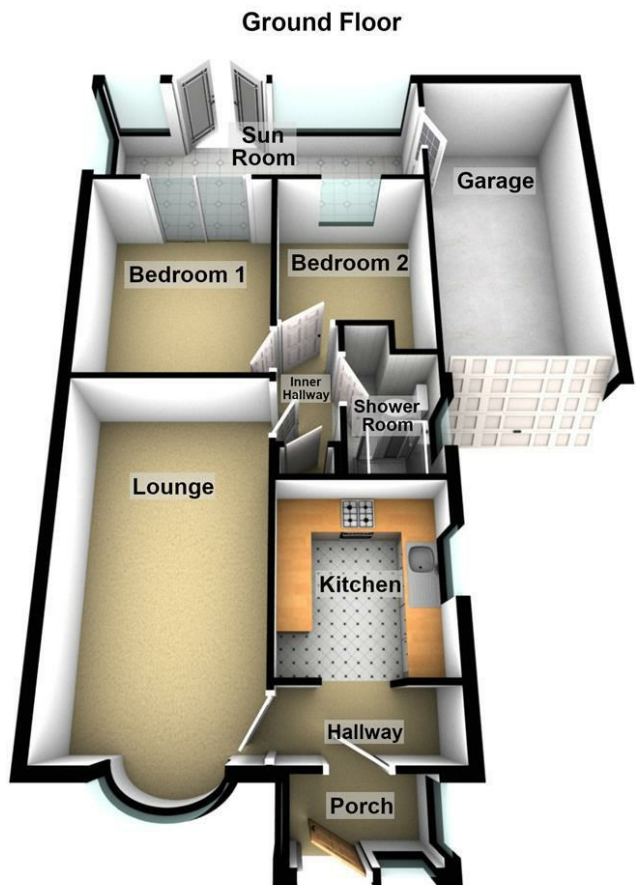
CONSTRUCTION:

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.

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