next2buy property retailers make the next step easy









70 Haydon Drive

Willington Quay, Wallsend, NE28 0BH

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 DETACHED HOUSE • EN-SUITE TO MASTER BEDROOM • OFFICE/PLAYROOM •

• UTIITY ROOM & DOWNSTAIRS WC • CONSERVATORY • LOVELY SOUTH FACING REAR GARDEN •

• LOUNGE & DINING ROOM • MODERN KITCHEN • NEARBY METRO STATION & BUS SERVICES •

OFF STREET PARKING ** FREEHOLD ** COUNCIL TAX BAND C ** ENERGY RATING C **

Offers Over £240,000

3 2 2 C

- Three Bedrooms
- En-Suite To Master
- Modern Refitted Kitchen
- Play Room/Office & Conservatory
- Recently Refitted Bathroom
- South Facing Rear Garden
- Off Street Parking
- Freehold - Council Tax Band C
- Energy Rating C

Entrance Lobby
Glazed entrance door, wood effect flooring, door leading to the play room/office.

Lounge
17'7" x 11'7" (5.36 x 3.53)
Double glazed window, wood effect flooring, radiator.

Play Room / Office
15'1" x 7'3" (4.60 x 2.21)
Double glazed window, wood effect flooring, radiator. Formerly the garage.

Dining Room
12'6" x 10'5" (3.81 x 3.18)
Wood effect flooring, stairs leading to the first floor landing, radiator and double glazed French doors leading to the conservatory.

Conservatory
6'11" x 11'0" (2.10 x 3.35)
Double glazed windows, double glazed French doors leading out to the rear garden.

Kitchen
10'8" x 8'11" (3.25 x 2.72)
Fitted with a modern range of wall and base units with complimentary work surfaces over, range style cooker, integrated fridge/freezer and integrated dishwasher, single drainer sink unit. Double glazed window, wood effect flooring, radiator.

Utility Room
5'1" x 6'2" (1.55 x 1.88)
Fitted with storage units, plumbed for automatic washing machine with work surface over. External door to the side.

WC
5'1" x 3'2" (1.55 x 0.97)
WC, wash hand basin, wood effect flooring and radiator.

Landing
Storage cupboard.

Bedroom 1
9'4" x 14'2" (2.84 x 4.32)
Double glazed window, fitted sliding door wardrobes, laminate flooring, radiator.

En-Suite
4'2" x 5'7" (1.27 x 1.70)
Comprising shower cubicle, low level WC and wash hand basin. Part tiled walls, tiling to floor, double glazed window, radiator.

Bedroom 2
10'7" x 9'11" (3.23 x 3.02)
Double glazed window, laminate flooring,radiator.

Bedroom 3
8'1" x 9'8" (2.46 x 2.95)
Double glazed window, laminate flooring, radiator.

Bathroom
6'7" x 5'6" (2.01 x 1.68)
Comprising bath with shower attachment, WC and wall mounted wash hand basin. with built-under storage Tiling to walls and floor, double glazed window, ladder style radiator..

External
Externally there is a garden to the front which is laid to lawn together planted beds and space for off street parking. The rear garden is south facing and has artificial grass for low maintenance.

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, variable in-home
O2-Good outdoor
Three-UK-Good outdoor, variable in-home
Vodafone-Good outdoor, variable in-home

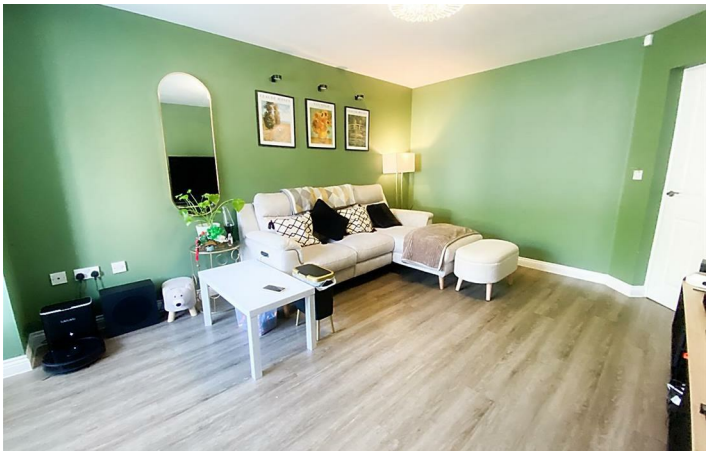
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

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.

























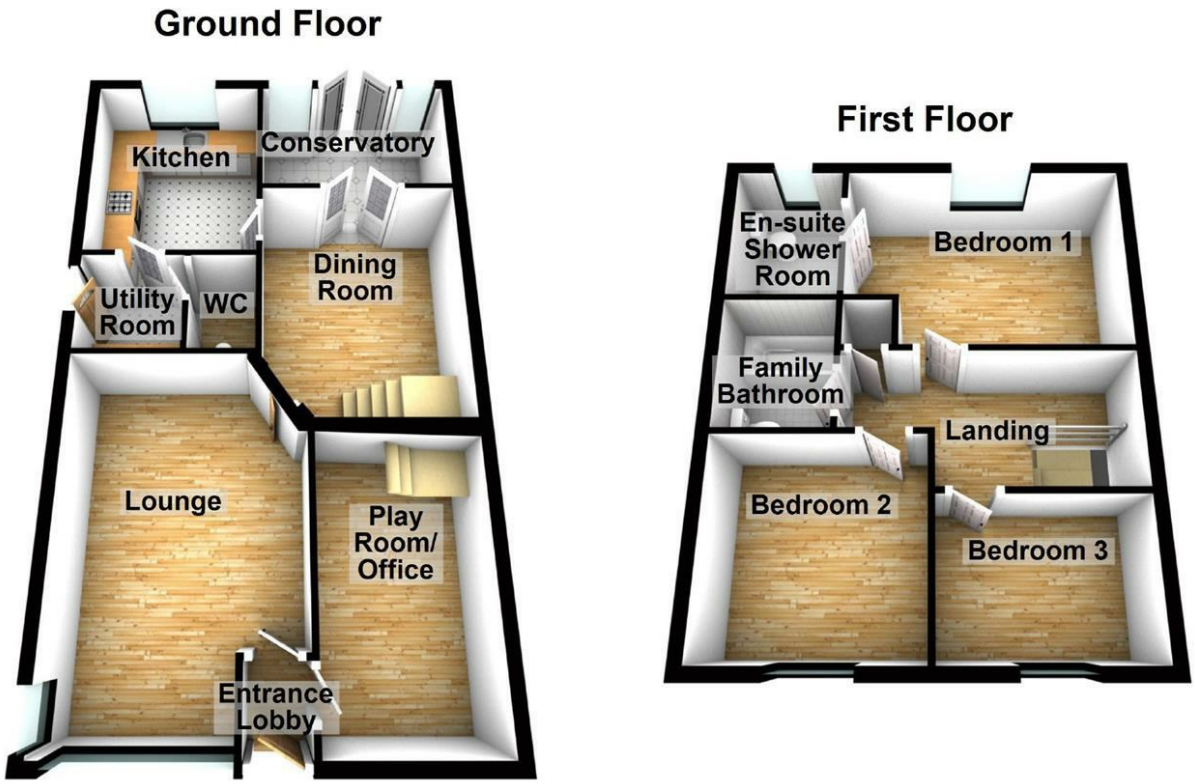




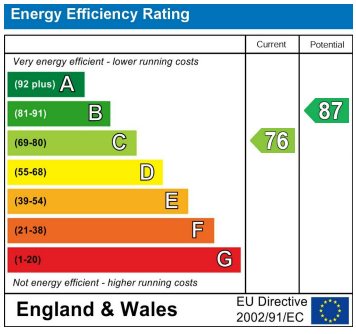




Floor Plan



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.



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