



## 20 Walton Gardens

Hadrian Village, Wallsend, NE28 0BP

GUIDE PRICE £210,00 TO £220,000 • CHAIN FREE • WALKING DISTANCE TO METRO STATION •

CLOSE TO A19 AND TYNE TUNNEL FOR COMMUTING • THREE BEDROOMS • GROUND FLOOR WC

MASTER BEDROOM WITH EN SUITE & DRESSING ROOM • WESTERLY FACING REAR GARDEN •

DRIVEWAY PARKING • LEASEHOLD • COUNCIL TAX BAND B • ENERGY RATING TBC

Guide Price £210,000



• Guide Price £210,000 to £220,000 • Chain Free

• Master Bedroom with Dressing Room & En Suite

• Driveway Parking  
**Entrance**

Composite entrance door opening into the hall. Staircase leading to the first floor landing, access into the lounge, radiator.

**Lounge & Dining Room**

21'7" x 14'9" (6.60 x 4.50)

(Measurements into the longest and the widest points) A nice dual aspect room with a double glazed window to the front elevation and double glazed French doors providing access into private rear garden. radiator, access into the kitchen.

**Kitchen**

14'6" x 8'2" (4.42 x 2.49)

Fitted with a modern range of wall and base units with complementing work surfaces and splash back tiling to walls, stainless steel sink unit with taps and drainer board, built in gas hob, oven and extractor hood, double glazed window to the rear elevation, radiator, access into the cloakroom/WC, double glazed French doors leading into the rear garden, plumbing for washing machine.

**Cloakroom WC**

5'2" x 2'9" (1.60 x 0.85)

Comprising: WC and wash hand basin, part tiled walls.

**First Floor Landing**

Access to two bedrooms, bathroom and staircase leading to the second floor landing, radiator.

**Principal Bathroom**

7'1" x 6'0" (2.16 x 1.85)

A white three piece suite comprising; bath with overhead shower, WC, wash hand basin, part tiled walls, radiator, double glazed window to the rear elevation.

• Westerly Aspect Rear Garden

• Council Tax Band B  
**Bedroom Two**

11'1" x 8'5" (3.39 x 2.57)

Double glazed window to the rear elevation, radiator.

**Bedroom Three**

9'1" x 8'5" (2.77 x 2.59)

Double glazed window to the front elevation, radiator.

**Stairs to Second Floor**

Access into the master bedroom.

**Master Bedroom**

12'10" max x 11'5" max (3.93 max x 3.50 max)

Double glazed window to the front elevation, radiator, access into the ensuite shower room and dressing room.

**Dressing Room**

7'3" x 7'2" (2.23 x 2.20)

Hanging rails, power points and lighting.

**En Suite**

7'3" x 7'4" (2.21 x 2.25)

A three piece suite comprising; shower cubicle, WC and wash hand basin, radiator, part tiles walls, double glazed skylight to the rear elevation.

**External**

There are gardens to both the front and rear of the property, the latter is a Westerly aspect. This rear garden is enclosed and has a paved area and a decked area.

There is a driveway to the front of the property.

**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>

• Within Walking Distance to Howdon Metro Station

• Easy Access to A19 and Tyne Tunnel for Commuting

• Energy Rating TBC

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

Three- Good outdoor and 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.

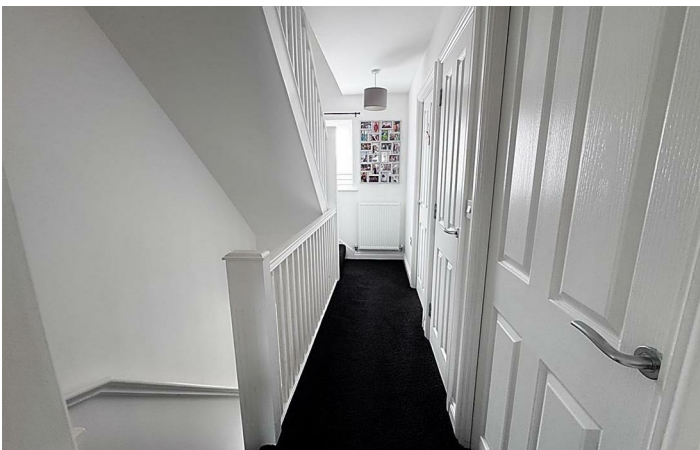
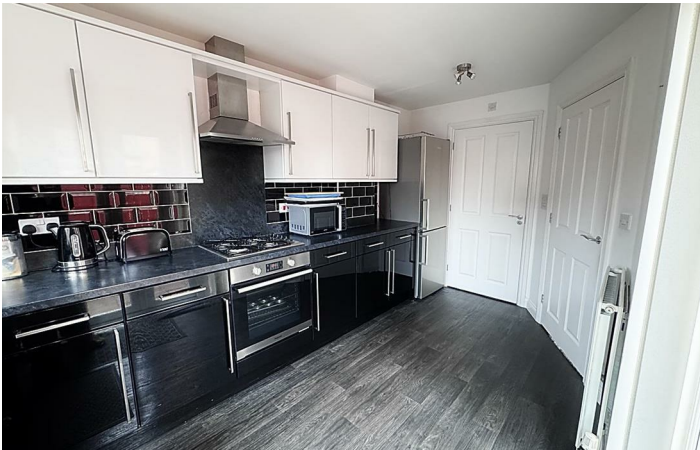
**CONSTRUCTION:**

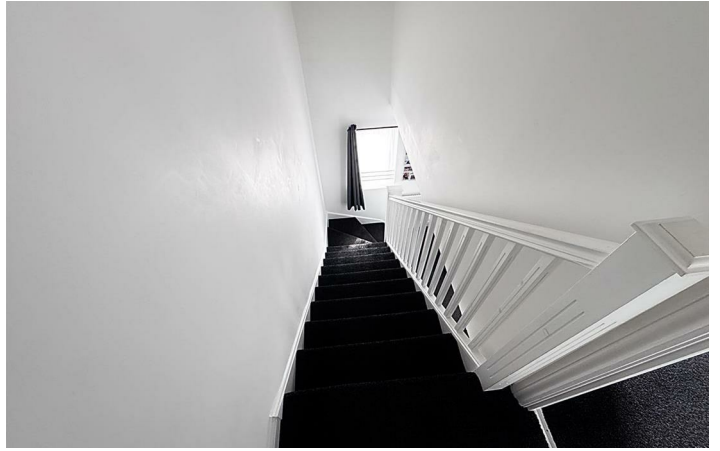
Traditional.

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

**Leasehold**

Leasehold 125 years (less 1 day) from 31 January 2004 - we have been advised by the seller that service charges are £177.98 per annum. This information must be confirmed with your conveyancer.

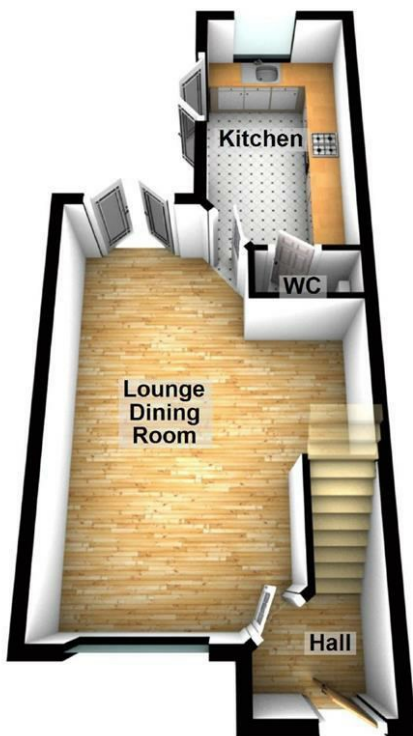






# Floor Plan

**Ground Floor**



**First Floor**



**Second Floor**



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.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT  
 Tel: 0191 295 3322 Email: [info@next2buy.com](mailto:info@next2buy.com) <https://www.next2buy.com>

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