

21 Burlington Court Hadrian Park, Wallsend, NE28 9YH

** 70 % SHARED OWNERSHIP SCHEME ** MUST BE OVER 55 TO APPLY ** OTHER T&C APPLY **

** SEMI DETACHED BUNGALOW ** TWO DOUBLE BEDROOMS BOTH WITH BUILT IN WARDROBES **

** SOUGHT AFTER AREA ** CUL-DE-SAC LOCATION ** SHOWER ROOM **

** GARAGE & DRIVEWAY ** 999 YEAR LEASE FROM 1 May 1989 ** COUNCIL TAX BAND B **

** ENERGY RATING C ** SERVICES CHARGES PAYABLE PLEASE ENQUIRE **

Buyers must be approved by Home Group before they can proceed with the purchase.

Price £119,000



- 70 % Shared Ownership Scheme
- Front and Rear Gardens
- Council Tax Band B
- Two Bedroom Semi Detached Bungalow
- Cul-de-Sac Position
- Leasehold 999 Years From 1989
- Garage & Driveway
- Sought After Estate
- Service Charges Payable

Entrance

UPVC door into hallway

Hallway

10'3" x 3'6" (3.13 x 1.09)

Access to shower room, bedrooms and lounge.

Lounge

18'0" x 11'0" (5.51 x 3.37)

Double glazed window overlooking rear garden, radiator and access to kitchen

Kitchen

10'10" x 6'7" (3.32 x 2.02)

Double glazed window, radiator, fitted with range of wall and base units with complimentary worktops, sink, freestanding cooker and UPVC door giving access to side of property and garage.

Bedroom 1

14'2" x 8'2" (4.32 x 2.49)

Double glazed window, radiator, built in wardrobe and fitted wardrobes.

Bedroom 2

10'2" x 8'2" (3.12 x 2.49)

Double glazed window, radiator, built in wardrobes.

Shower Room

Fitted with walk in shower, WC,

wash hand basin, cupboard, double glazed window and ladder style radiator.

External

To the front of the property there is a driveway leading to detached garage and lawned garden. To the rear there is a pleasant garden with lawn and patio 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.

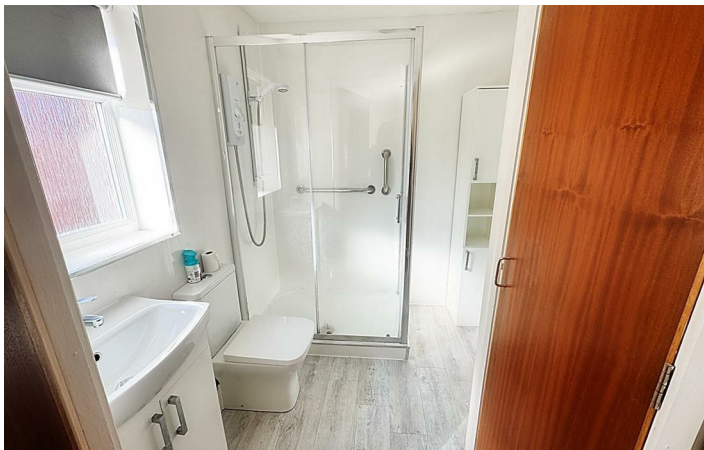
CONSTRUCTION:

Traditional

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

Leasehold

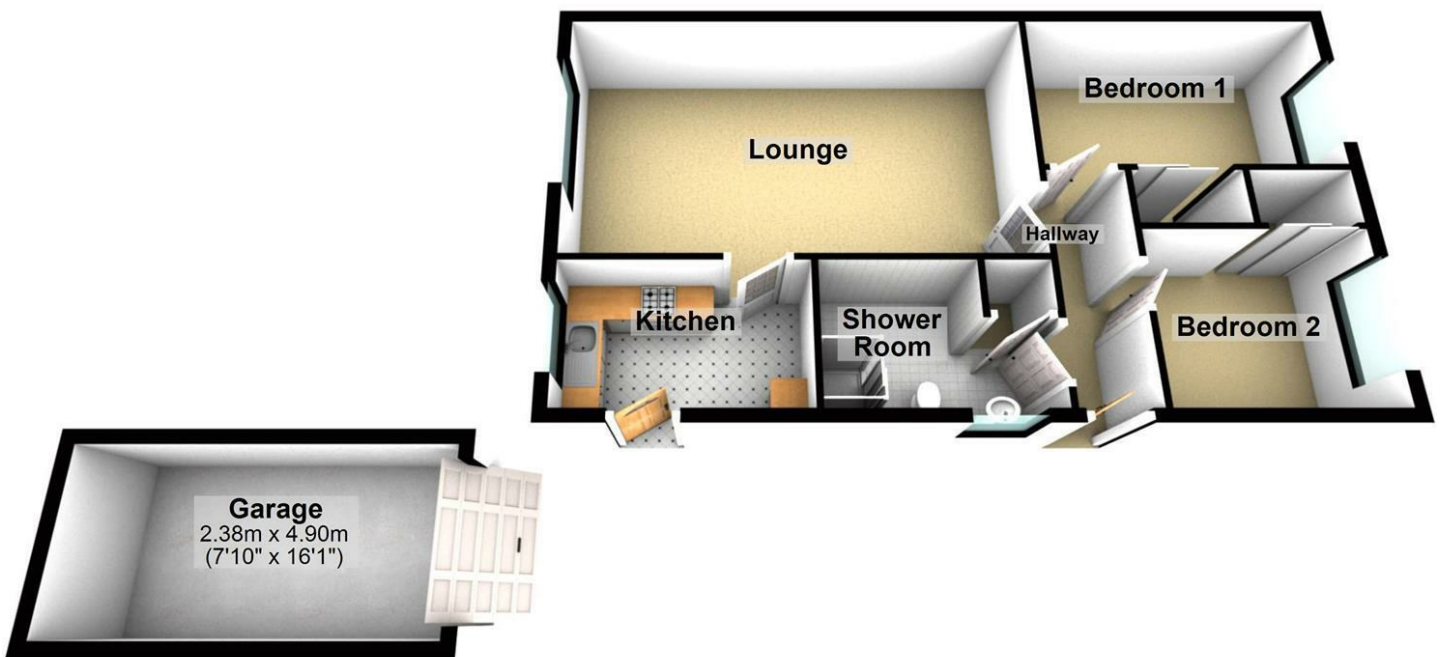
The property has a 999 year lease from 01.05.1989. We have been advised there are service charges payable. These must be confirmed via your conveyancer.





Floor Plan

Ground 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 <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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	