

## 40 Cawfields Close

Hadrian Village, Wallsend, NE28 0BJ

\*\* 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. \*\*

\*\* GUIDE PRICE £255,000 - £265,000 \*\* BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOUSE  
\*\* LOVELY PRIVATE GARDEN WITH SOUTHERLY ASPECT \*\* SOUGHT AFTER AREA \*\* KITCHEN/DINER \*\*  
\*\* GARAGE AND DRIVEWAY PARKING \*\* DOWNSTAIRS WC \*\* ENSUITE TO MASTER BEDROOM \*\*  
\*\* CLOSE TO LOCAL AMENITIES, SCHOOLS AND A19 FOR COMMUTING \*\* COUNCIL TAX BAND C \*\*  
\*\* CLOSEST METRO STATION 0.3 MILES AWAY \*\* ENERGY RATING C \*\* FREEHOLD \*\*

**Guide Price £255,000**



- Guide Price £255,000 to £265,000

- Downstairs WC

- Freehold

#### Hallway

Double glazed composite entrance door, stairs to the first floor landing.

#### Kitchen/Diner

19'5" x 13'6" max x 7'2" min (5.91 x 4.12 max x 2.18 min)

Fitted with a modern range of wall and floor units with countertops, integrated oven and hob with extractor hood over, sink, integrated dishwasher, washing machine and fridge/freezer. Double glazed window, double glazed external door to the rear garden.

#### WC

5'3" x 2'11" (1.59 x 0.89)

WC, wash hand basin. Part tiled walls, tiling to floor, radiator.

#### Lounge

19'5" x 10'1" (5.91 x 3.08)

Double glazed window, radiator, double glazed French doors leading out to the rear garden.

#### Stairs to first floor

Storage cupboard.

#### Bedroom 1

9'5" x 10'10" to robe (2.86 x 3.29 to robe)

Double glazed window, built-in wardrobe, radiator.

- Three Bedroom Detached House

- En-Suite To Master

- Council Tax Band C

#### En-Suite

7'5" x 4'6" (2.25 x 1.38)

Shower cubicle, WC, wash hand basin. Part tiled walls, ladder style radiator, double glazed window.

#### Bedroom 2

10'2" x 9'4" (3.11 x 2.84)

Double glazed window, radiator.

#### Bedroom 3

9'9" max x 6'10" max (2.98 max x 2.08 max)

Double glazed window, radiator.

#### Bathroom

10'5" max x 4'11" (3.18 max x 1.51)

Double glazed window, bath, WC, wash hand basin. Part tiled walls, ladder style radiator.

#### External

Externally there is a small area to the front which is gravelled for low maintenance together with space for off street parking and a single garage. There is a lovely private garden to the rear which has artificial turf and decking. The rear garden has a lovely open aspect and takes advantage of a southerly aspect.

#### 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>

- Stylish Kitchen/Diner

- Southerly Aspect To Rear

- Energy Rating C

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 - Variable in-home, good outdoor

O2- Variable in-home, good outdoor

Three- Variable in-home, good outdoor

Vodafone - Good in-home and outdoor

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

#### FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

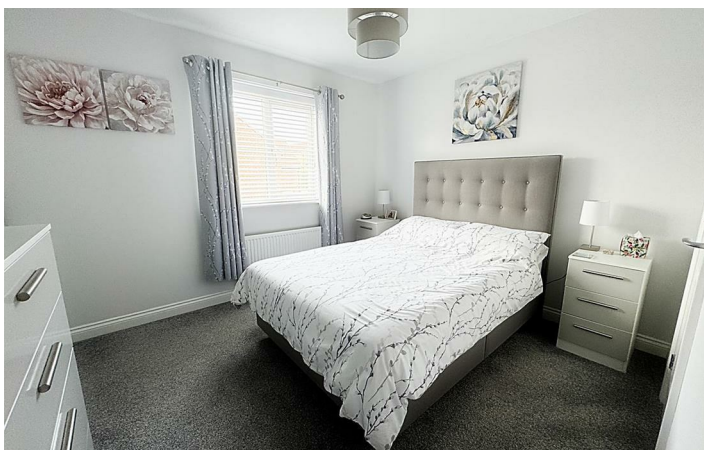
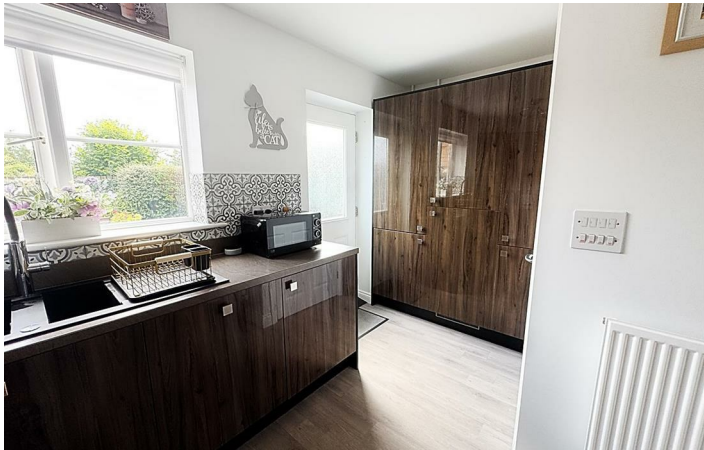
Surface water: Very low.

#### CONSTRUCTION:

Traditional

This information must be confirmed via our surveyor.





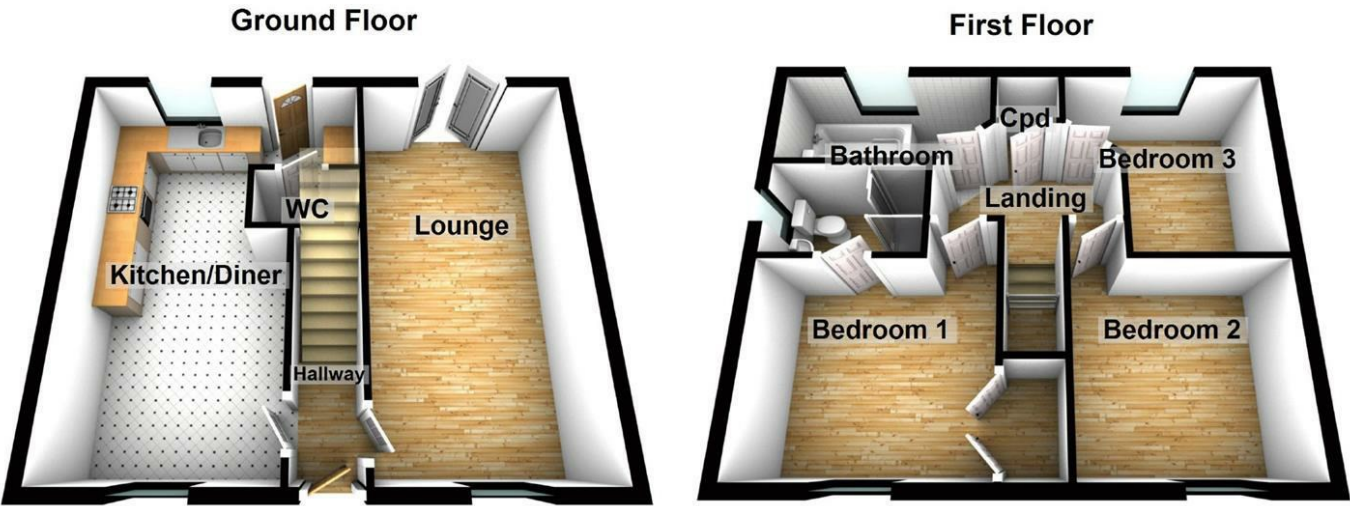








Floor Plan



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	77	82
(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	