

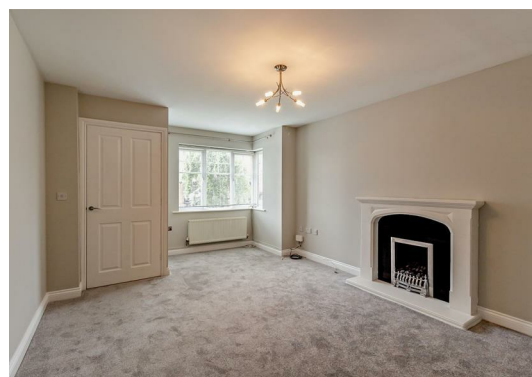


45 Haydon Drive, Wallsend, NE28 0BG Offers in excess of £180,000

Located in the charming area of Haydon Drive, Wallsend, this semi-detached house offers a lounge, dining room, kitchen, ground floor w.c and garage. To the first floor are three bedrooms, one with an ensuite and family bathroom.

This lovely property is situated in quiet location with easy access to local amenities including transport links, good schools and shopping facilities as well as easy access to the Tyne Tunnel.

In summary, this semi-detached house on Haydon Drive is a wonderful opportunity for those looking to settle or buy an investment property - call us today to book a viewing!



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

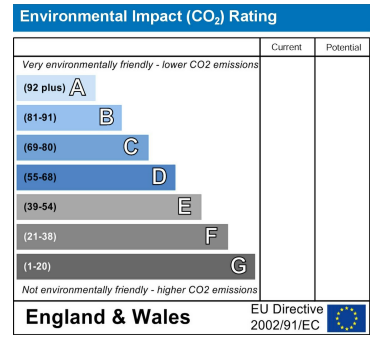
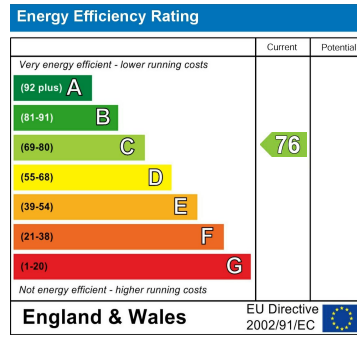
Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

Leasehold Information

103 years remaining on the lease
Ground rent: £177.98 per annum
Maintenance charge: £0 per month

This information is provided by the vendor and should be verified during the conveyancing process.



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