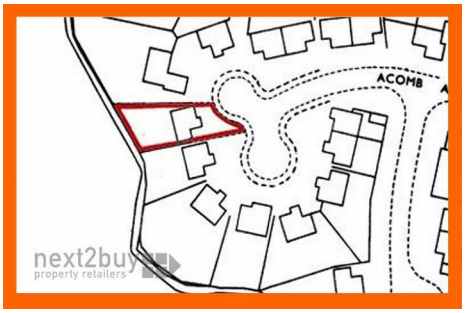
next2buy property retailers make the next step easy









21 Acomb Avenue

Hadrian Park, Wallsend, NE28 9XY

DETACHED HOUSE WITH REAR GARDEN BACKING ONTO THE RISING SUN COUNTRY PARK •

THREE BEDROOMS • LOVELY SOUTH WESTERLY ASPECT REAR GARDEN • CUL-DE-SAC LOCATION •

MODERN BATHROOM • STUDY AREA • LENGHTY DRIVEWAY WITH AMPLE SPACE FOR PARKING •

GARAGE WITH ELECTRONINC ROLLER DOOR • ROAD LINKS TO THE A1058 COAST ROAD •

GREAT FAMILY HOME • 999 YEAR LEASE FROM 1964 • COUNCIL TAX BAND C • EPC RATING D •

Offers Over £265,000

3 1 1 D

- Extended Three Bedroom Detached House
- Modern Bathroom
- 999 Year Lease
- Garage & Lengthy Driveway
- Rear Garden Overlooks Country Park
- Council Tax Band C
- South Westerly Aspect Rear Garden
- Popular Area - Cul-De-Sac Location
- Energy Rating D

Porch
Double glazed entrance door with windows to the side, laminate flooring, cupboard and door leading into the hallway.

Hallway
Stairs to the first floor landing, laminate flooring, radiator.

Lounge
12'9" x 12'4" (3.89 x 3.78)
Double glazed window, fireplace with electric fire, radiator.

Dining Area
9'10" x 8'11" (3.00 x 2.73)
Double glazed window, radiator.

Study Area
9'4" x 9'4" (2.87 x 2.86)
Laminate flooring, double glazed patio doors leading out to the rear garden.

Kitchen
13'6" x 7'7" (4.12 x 2.33)
Fitted with wall and base units with work surfaces over and sink unit, integrated oven and hob with extractor hood over, integrated dishwasher, fridge and freezer, double glazed windows and internal door to the garage.

Landing
Double glazed window, cupboard, access t bedrooms and bathroom.

Bedroom 1
10'1" to robe x 9'9" (3.08 to robe x 2.99)
Double glazed window, fitted wardrobes, radiator.

Bedroom 2
10'11" x 8'7" to robe (3.34 x 2.63 to robe)
Double glazed window, fitted sliding door wardrobes, radiator.

Bedroom 3
8'8" x 7'7" (2.66 x 2.33)
Double glazed window, fitted wardrobes and drawers, radiator.

Bathroom
7'6" x 5'5" (2.30 x 1.67)
Comprising; bath with shower over, WC and wash hand basin, double glazed window, tiling to walls and floor, ladder style radiator.

Garage & Parking
There is a single garage which has an electronic roller door, the garage can be accessed from the property. There is also a lengthy driveway providing ample space for off street parking.

External
To the front of the property there is a garden which is mostly laid to lawn as well as a side gate that leads to the rear garden. There is a lovely south westerly aspect garden to the rear which backs on to the Rising Sun Country Park, the garden has lawn, planted beds and a decked patio area.

Lease Information
The property has a 999 year lease dated from 01/06/1964, ground rent is £25 per year.

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
Vodafone_Good outdoor

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.





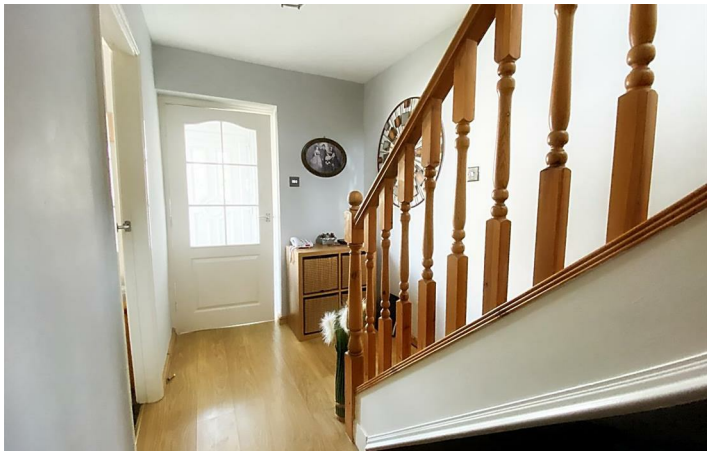






























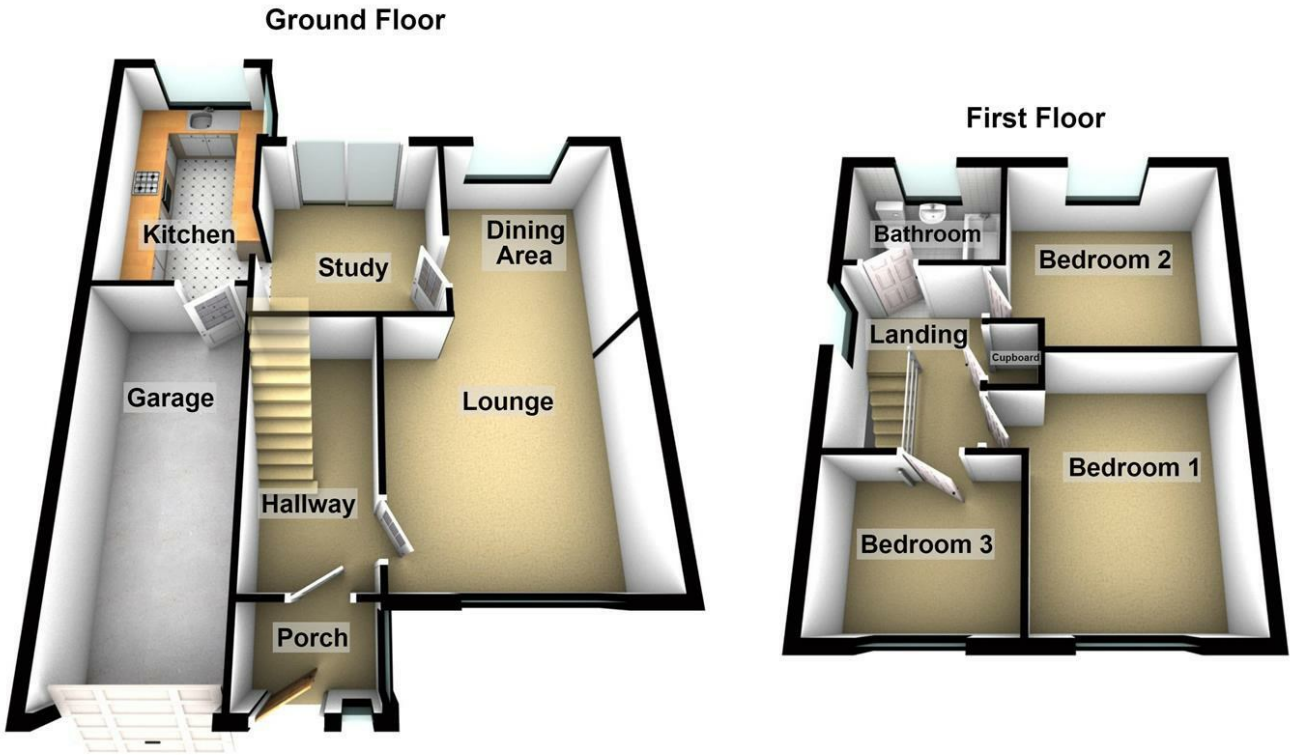




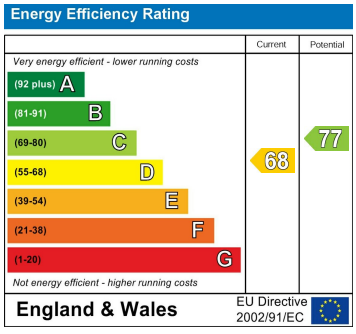




Floor Plan



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