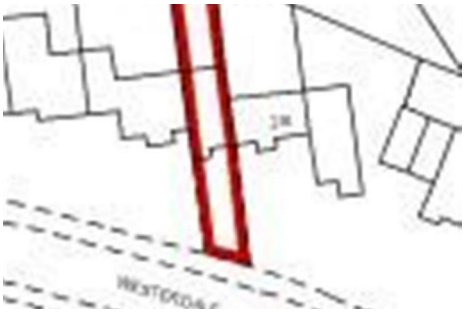
next2buy property retailers make the next step easy



27 Westerdale

, Hadrian Lodge West, NE28 8UD

** 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. **

• CLOSE TO LOCAL AMENITIES, SCHOOLS & EXCELLENT ROAD LINKS

• GREAT FIRST TIME BUY • IMMACULATELY PRESENTED • TWO BEDROOMS • POPULAR AREA

• DRIVEWAY PARKING •SUN ROOM * MODERN KITCHEN • COUNCIL TAX BAND A

• ENERGY RATING C • FREEHOLD.

Offers Over £165,000

2 1 2 C

- Two Bedroom Terrace House
- Sun Lounge
- Freehold
- Chain Free
- Modern Bathroom
- Energy Rating C
- Beautifully Presented
- On Site Parking
- Council Tax Band A

Entrance Lobby

Double glazed entrance door, inner door to lounge.

Lounge

13'11" x 11'6" (4.24 x 3.50)
Double glazed bow window, radiator.

Kitchen

11'7" x8'1" (3.54 x2.46)
Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob with overhead extractor hood, sink, part tiled walls and laminate flooring. Double glazed window, radiator and double glazed door opening to the sun room.

Sun Room

10'6" x 7'6" (3.20 x 2.29)
Double radiator, double glazed windows, double glazed French doors leading out to the rear garden.

Landing

Access to bedrooms and bathroom.

Bedroom 1

11'2" x 8'6" min to robe (3.41 x 2.59 min to robe)
Double glazed window, built in wardrobe and radiator - front elevation.

Bedroom 2

10'11" x 6'1" (3.32 x 1.85)
Double glazed window, radiator, rear elevation.

Bathroom

7'4" x 5'2" (2.23 x 1.57)
Double glazed window, bath with overhead shower, WC, wash hand basin, fully tiled and radiator.

External

Externally there is block paving to the front which provides space for on site parking and a garden to the rear which has been paved for low maintenance.

Material Information

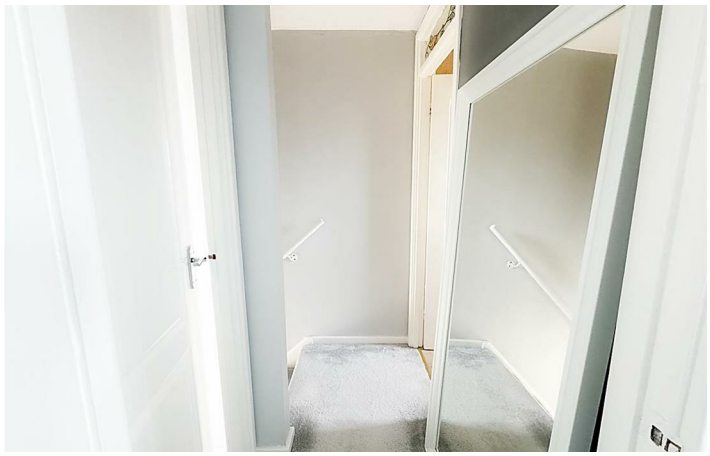
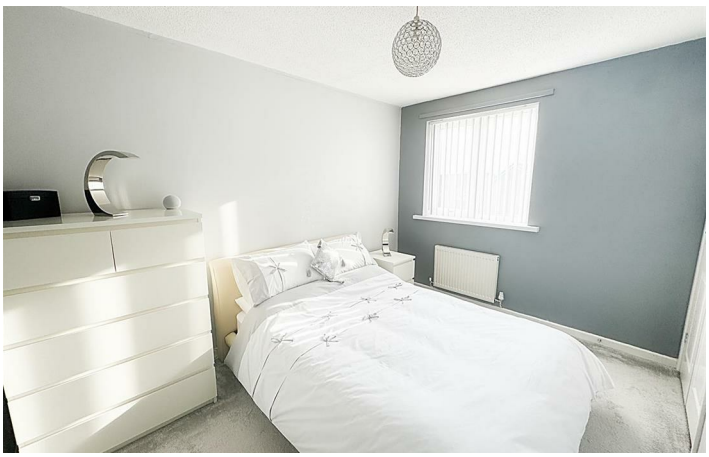
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

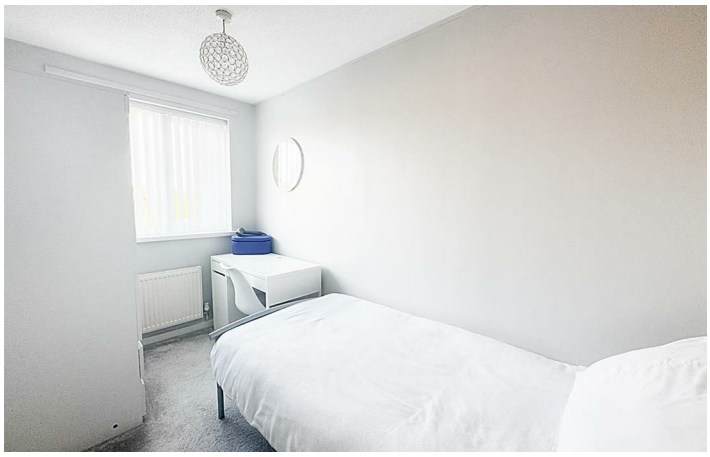
EE-Good outdoor and in-home
O2- Good outdoor
Three- Good outdoor and in-home
Vodafone - Good outdoor

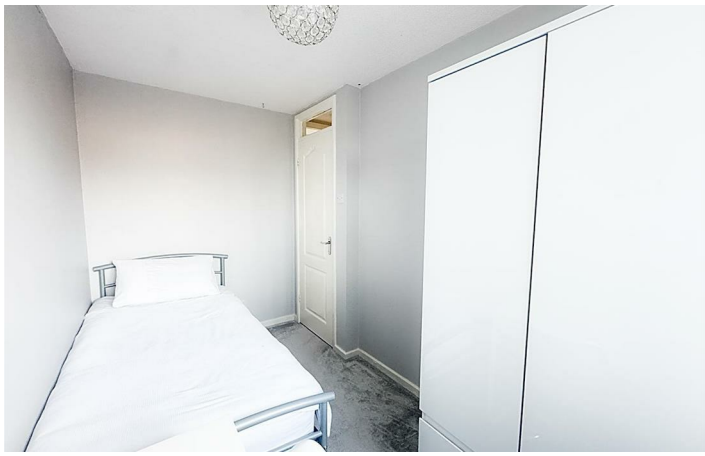
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

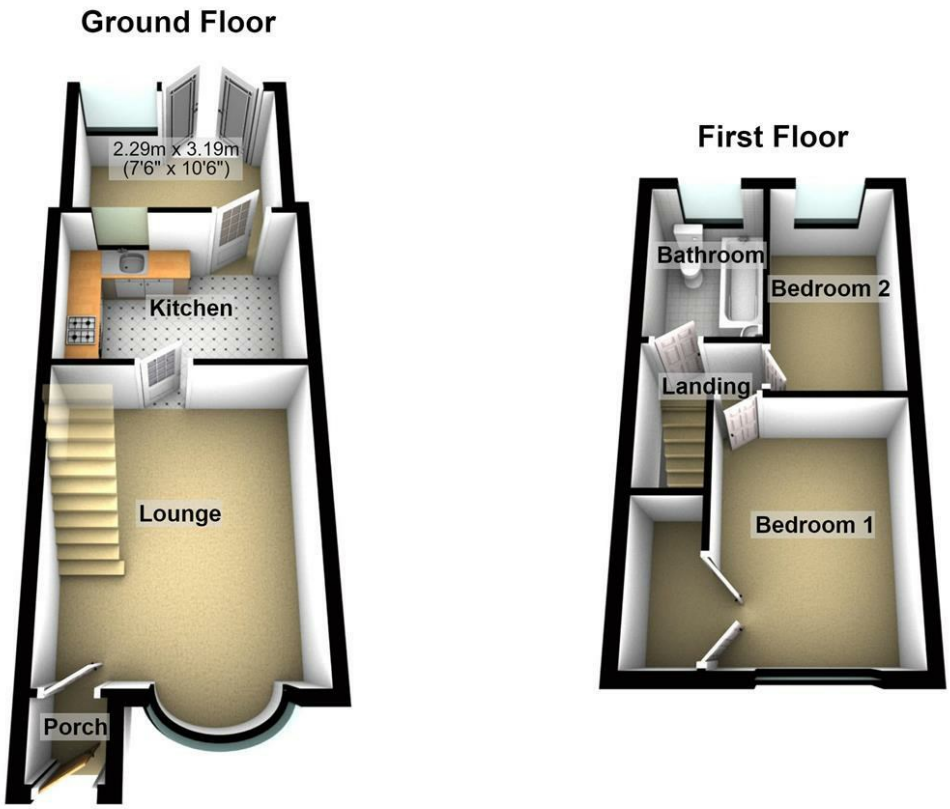
CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.

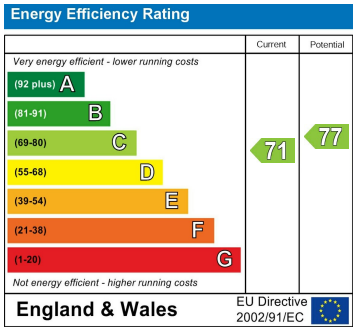




Floor Plan



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.



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