



19 Camerton Place

Hadrian Park, Wallsend, NE28 9YF

- THREE BEDROOM MID TERRACE HOUSE • MODERN KITCHEN/DINER • CONSERVATORY TO REAR •
- OFF STREET PARKING TO FRONT • LOW MAINTENANCE GARDEN TO REAR • OFF STREET PARKING •
- CUL-DE-SAC LOCATION • IDEAL FIRST TIME BUY • EASY ACCESS TO THE A1058 & A19 •
- FREEHOLD • COUNCIL TAX BAND B • ENERGY RATING C •

Offers Over £160,000



• Three Bedroom Mid Terrace House

- Low Maintenance Rear Garden
- Freehold

Lounge

15'5" x 13'5" (4.70 x 4.10)

Double glazed composite entrance door, double glazed window, stairs to the first floor landing with built-under storage, wood flooring, radiators.

Kitchen/Diner

15'9" x 10'7" (4.81 x 3.24)

Fitted with a range of units with work surfaces over and sink unit, double glazed window, radiator and double glazed door leading into the conservatory.

Conservatory

10'1" x 7'3" (3.09 x 2.23)

Double glazed windows, laminate flooring, double glazed door leading out to the rear garden.

Landing

Wood flooring, storage cupboards.

Bedroom 1

12'5" x 8'8" (3.81 x 2.65)

Double glazed window, fitted wardrobes, wood flooring, radiator.

Bedroom 2

11'10" x 8'7" (3.62 x 2.63)

Double glazed window, radiator.

• Conservatory

• Modern Shower Room

• Council Tax Band B

Bedroom 3

8'9" x 6'9" (2.67 x 2.08)

Double glazed window, wood flooring, cupboard, radiator.

Shower Room

6'7" x 5'4" (2.03 x 1.64)

Shower cubicle, WC and wash hand basin, double glazed window, tile effect panelling to walls, radiator.

External

Externally the front is paved and provides space for off street parking. The rear garden has artificial grass, decking and a fenced perimeter.

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 and in-home

Three-UK-Good outdoor

Vodafone-Good outdoor and in-home

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

• Kitchen/Diner

• Great First Time Buy

• Energy Rating C

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

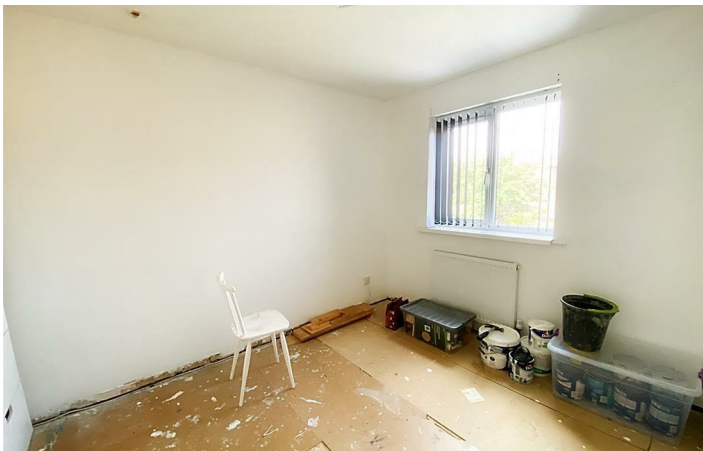
Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

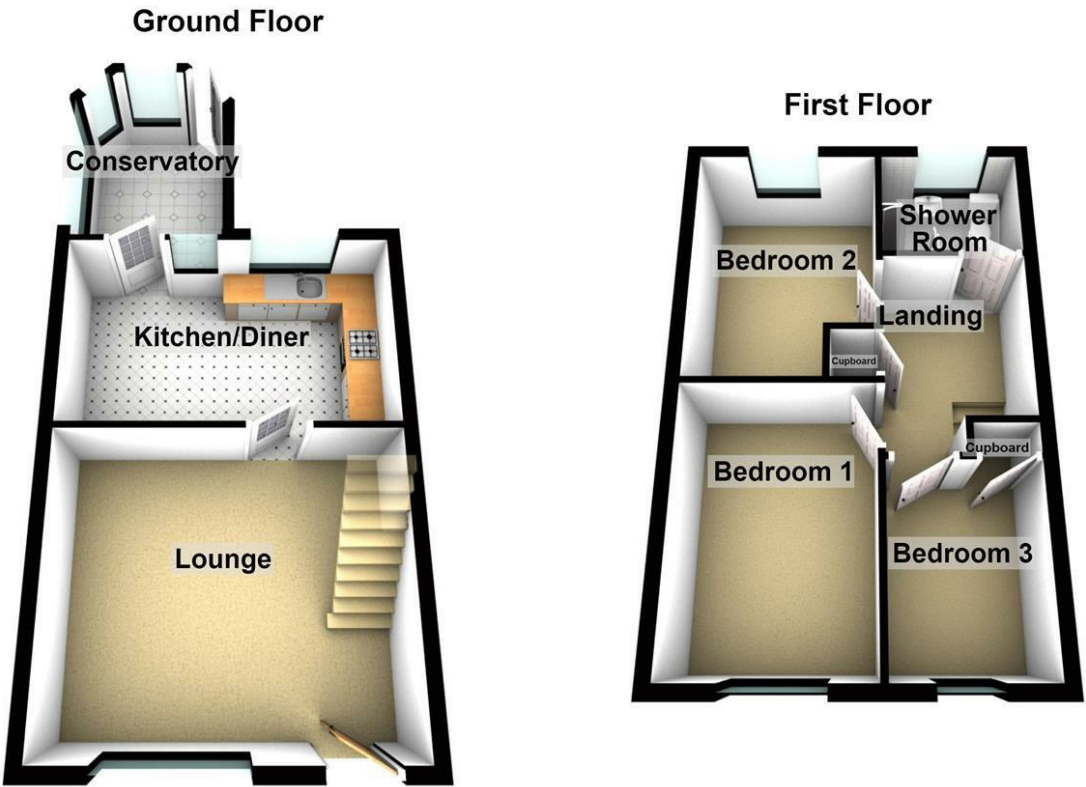
This information must be confirmed via your surveyor and legal representative.







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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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