



## 7 Hickstead Close Hadrian Park, Wallsend, NE28 9YL

- \*\* FREEHOLD \*\* THREE BEDROOM END TERRACE HOUSE \*\* FRONT AND REAR GARDENS \*\*
- \*\* OFF STREET PARKING \*\* SOUTHERLY ASPECT REAR GARDEN \*\* FANTASTIC FIRST TIME BUY \*\*
- \*\* CUL-DE-SAC LOCATION \*\* SOUGHT AFTER AREA \*\* RISING SUN COUNTRY PARK 0.8 MILES \*\*
- \*\* CLOSE TO LOCAL AMENITIES SCHOOLS AND TRANSPORT LINKS \*\* COUNCIL TAX BAND A \*\*
- \*\* ENERGY RATING C \*\*

**Offers Over £180,000**



- Great First Time Buy
- Close to local Amenities, Schools and Transport links
- Energy Rating C
- Three Bedroom End Terrace House
- Garage and Driveway
- Council Tax Band A
- Sought After Area
- Gardens Front & Rear

**Entrance**

Double glazed door into inner lobby

**Inner lobby**

Stairs to first floor and access to lounge

**Stairs to First Floor**

Leading to ...

**Landing**

Access to bathroom, bedrooms and loft which is partially boarded with ladder and light.

**Lounge**

13'10" x 10'11" (4.22 x 3.33)

Double glazed window, radiator, picture rail with Lincrusta boarder, understairs cupboard and access to kitchen/diner.

**Kitchen/Diner**

14'2" x 10'11" (4.32 x 3.33 )

Double glazed window, double glazed door into rear garden, radiator, laminate flooring. Kitchen fitted with range of wall and base units, sink, integrated fridge/freezer, dishwasher, washer/dryer, electric double oven and hob with overhead extractor hood. Part tiled walls.

**Bathroom**

6'2" x 5'5" (1.89 x 1.67 )

Double glazed window, ladder style radiator, WC, wash hand basin, bath with overhead shower and fully tiled walls.

**Additional image**

**Bedroom 1**

11'0" x 7'6" (3.37 x 2.31)

Double glazed window, radiator.

**Bedroom 2**

11'7" x 7'6" (3.54 x 2.30 )

Double glazed window, radiator and fitted storage.

**Bedroom 3**

8'2" x 6'2" (2.49 x 1.88)

Double glazed window, radiator, fitted wardrobes and storage cupboard,

**Garage**

15'10" x 9'3" (4.85 x 2.84)

Up and over garage door and double glazed door giving access to rear garden.

**External**

To the front of the property there is a driveway for off street parking and lawned area. The rear is laid mostly with lawn with 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>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the

• Freehold 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, variable in-home  
O2- Good outdoor and in-home  
Three-Good outdoor  
Vodafone \_Good outdoor and in-home

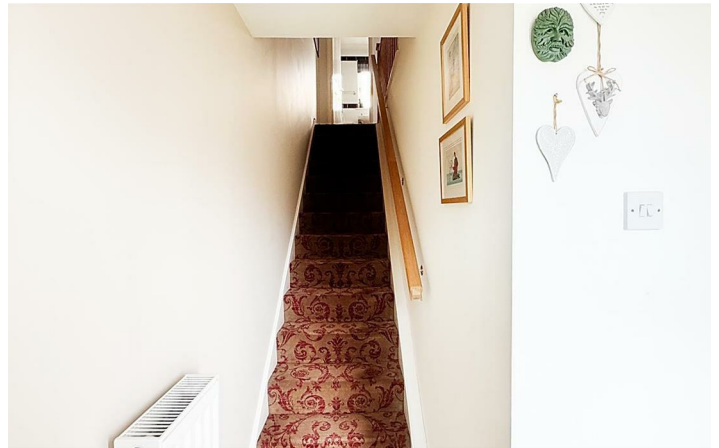
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

**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.

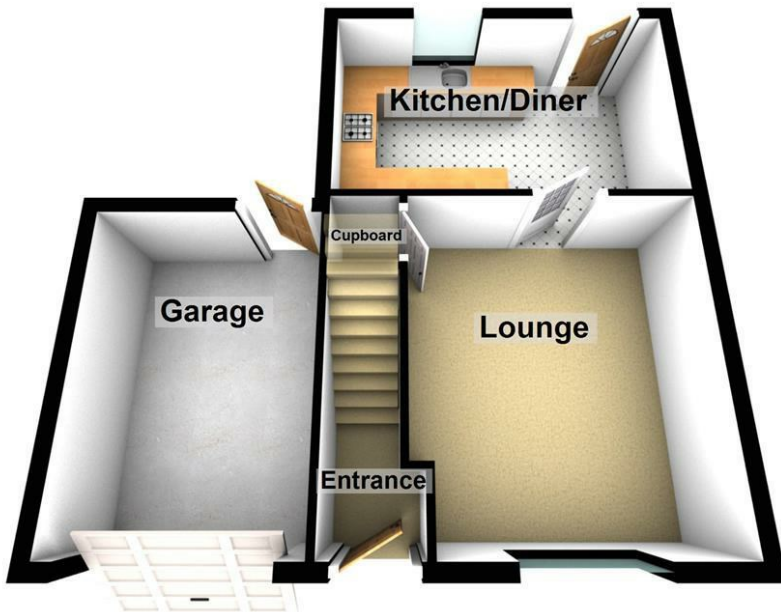




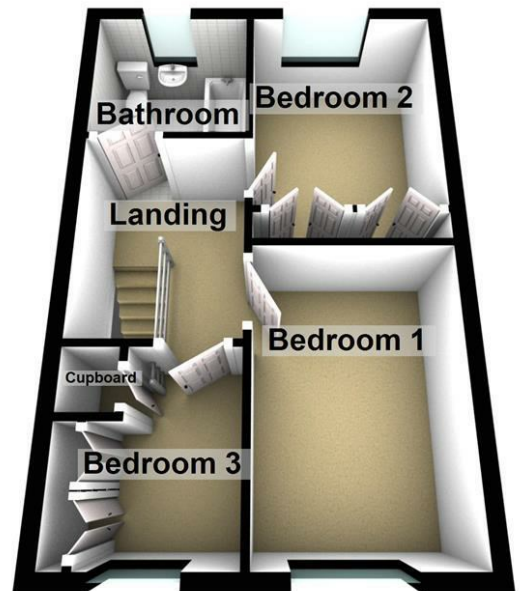


# Floor Plan

**Ground Floor**



**First Floor**



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT  
 Tel: 0191 295 3322 Email: [info@next2buy.com](mailto:info@next2buy.com) <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	