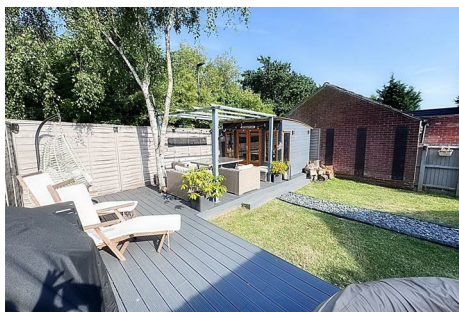
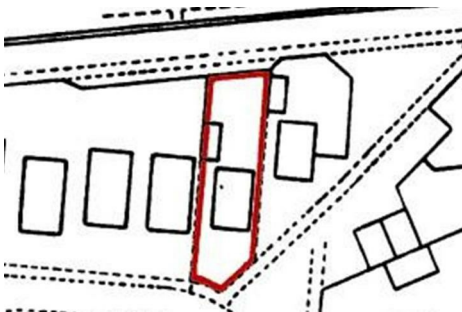




28 Agricola Gardens

Hadrian Park, Wallsend, NE28 9RX

•CLOSE TO LOCAL AMENITIES, SCHOOLS, TRANSPORT LINKS AND RISING SUN COUNTRY PARK•
•SPACIOUS SUN LOUNGE • LOVELY REAR GARDEN • CUL-DE-SAC LOCATION • DETACHED GARAGE
OFF STREET PARKING FOR UP TO FOUR VEHICLES • WELL PRESENTED THROUGHOUT • FREEHOLD
LOVELY FAMILY HOME IN A SOUGHT AFTER LOCATION • SOLAR PANELS • COUNCIL TAX BAND C
ENERGY RATING C

Offers Over £340,000



- Spacious Sun Lounge
- Four Bedrooms

- Freehold

Entrance

UPVC door into hallway, radiator, wood flooring.

Downstairs WC

Double glazed window, radiator WC and wash hand basin.

Lounge

15'5" x 13'8" max (4.70 x 4.17 max)

Double glazed window, wood flooring, radiator open plan into dining area

Dining Area

11'9" x 8'9" (3.59 x 2.69)

Double glazed French doors into Sun Lounge, understairs storage cupboard, radiator, wood flooring and access to kitchen

Kitchen

11'9" x 7'10" (3.59 x 2.40)

Double glazed window, tiled floor, fitted with range of base and wall units with complimentary work surfaces, range style cooker with overhead extractor fan, integrated washing machine and dishwasher, sink unit and access to Sun Lounge.

Sun Lounge

16'2" x 13'0" (4.95 x 3.98)

Bi-fold doors into rear garden, verticle radiator, two skylight windows and a double glazed window to side and tiled floor.

Stairs to First Floor

Leading to..

Landing

Access to loft which is part barded with ladder and light and access to bedrooms and bathroom

- Lovely Rear Garden with Summerhouse
- Great Family Home

- Council Tax Band C

Bedroom 1

12'11" x 8'5" to robe (3.94 x 2.58 to robe)

Double glazed window, radiator and sliding door wardrobes. Front Elevation.

Bedroom 2

8'8" x 8'7" to robe (2.65 x 2.62 to robe)

Rear Elevation. Laminate flooring, double glazed window and sliding door wardrobe.

Bedroom 3

9'10" max x 6'2" max (3.02 max x 1.90 max)

Front Elevaton. Double glazed window, radiator, laminate flooring and storage cupboard.

Bedroom 4

8'6" x 6'2" (2.60 x 1.89)

Rear Elevation. Laminate flooring, double glazed window and radiator.

Bathroom

10'2" into shower x 6'5" (3.10 into shower x 1.98)

Double glazed window to side, ladder style radiator, bath, WC, wash hand basin, shower cubicle. Fully tiled walls and floor.

Garage

16'11" x 9'1" (5.18 x 2.77)

Electric shutter.

External

To the front of the property there is a lengthy driveway fitting up to four cars, garden with lawn and hedged perimeter. To the rear there is a beautiful garden with summerhouse, large decked area and lawn. There is also gated access from side of property and access to garage.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further

- Driveway Parking for up to four cars

- Close to Local Amenities, Schools, Transport Links and Rising Sun Country Park

- Energy Rating C

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, 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.

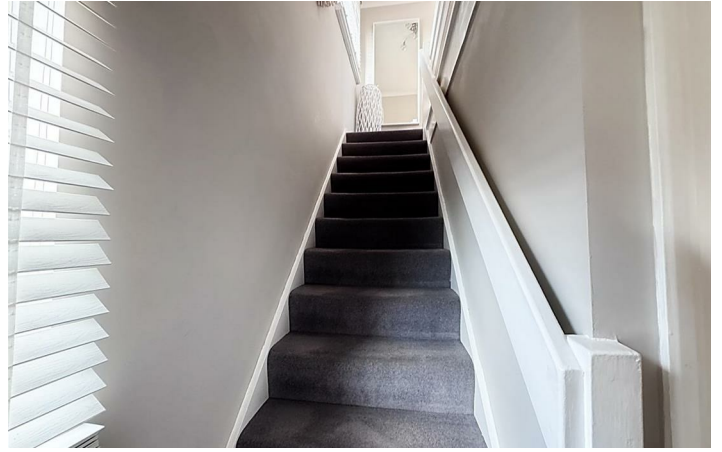
Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

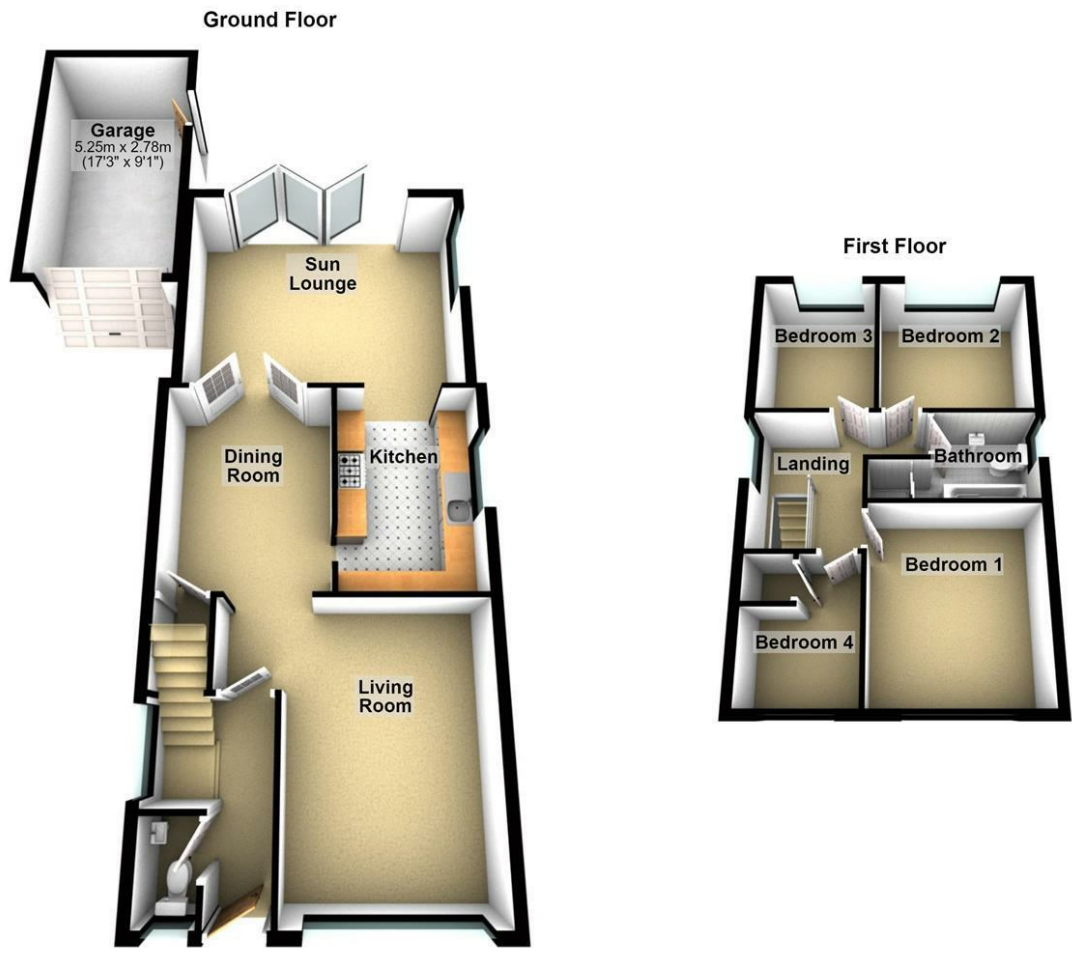
This information must be confirmed via your surveyor and legal representative.







Floor Plan



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		
(81-91) B		
(69-80) C	78	82
(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	