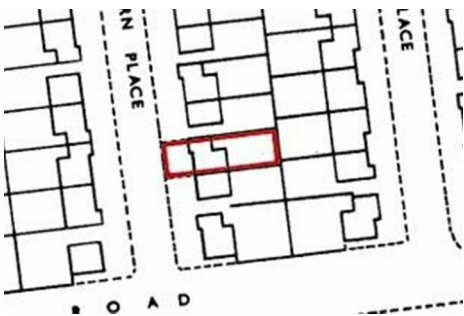




20 Abercorn Place

Hadrian Park, Wallsend, NE28 9UE

- HADRIAN PARK - HIGHLY POPULAR LOCATION • THREE BEDROOM SEMI DETACHED HOUSE •
- GARAGE WITH ELECTRIC VEHICLE CHARGING POINT • AMPLE OFF STREET PARKING TO FRONT •
- LOVELY MODERN KITCHEN/DINER • CONSERVATORY • ROAD LINKS TO THE A1058 & A19 •
- CLOSE TO THE SILVERLINK RETAIL PARK & COBALT BUSINESS PARK • NEARBY SCHOOLS •
- 999 YEAR LEASE FROM 1973 • COUNCIL TAX BAND B • ENERGY RATING TBC •

Offers Over £225,000



- Three Bedroom Semi Detached House
- Garage With Electric Vehicle Charging Point
- Council Tax Band B
- Modern Kitchen & Shower Room
- Ample Space For Off Street Parking
- 999 Year Lease
- Conservatory
- Highly Popular Area
- Energy Rating TBC

Hallway

Double glazed composite entrance door, stairs to the first floor landing, cloaks cupboard, wood effect flooring, radiator.

Lounge Area

13'0" x 11'0" (3.98 x 3.36)

Double glazed bow window, fireplace with electric fire, wood effect flooring, radiator.

Dining Area

10'10" x 8'10" (3.32 x 2.71)

Wood effect flooring, radiator, double glazed French doors leading into the conservatory.

Conservatory

10'6" x 8'10" (3.21 x 2.70)

Double glazed windows, tiling to floor, double glazed French doors leading out to the rear garden.

Kitchen/Diner

16'2" x 10'4" max (4.93 x 3.16 max)

Fitted with a modern range of wall and base units with contrasting work surfaces over and sink unit, integrated oven and microwave, hob with extractor hood over, integrated fridge, freezer and dishwasher.

Double glazed windows, part tiled walls, tiling to floor, vertical radiator, internal door top garage and external door to the rear garden.

Landing

Double glazed window, storage cupboard and access to the loft which is boarded, has pull down ladders and lighting.

Bedroom 1

13'1" x 8'4" to robe (4.00 x 2.55 to robe)

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

Bedroom 2

8'11" x 8'7" (2.73 x 2.62)

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

Bedroom 3

7'3" x 6'11" (2.21 x 2.12)

Double glazed window, cupboard, wood effect flooring, radiator.

Shower Room

7'0" x 5'4" (2.14 x 1.65)

Comprising; shower cubicle, WC and wash hand basin with fitted furniture surrounding, double glazed window, tiling to walls and floor, ladder style radiator.

Garage

15'10" x 8'10" (4.85 x 2.70)

The garage has an electronic roller door, power points, lighting and an electric vehicle charging point. There is also direct access into the property.

External

Externally the front had decorative paving and provides ample space for off street parking. The rear garden has lawn, paved patio and a fenced perimeter.

Lease Information

The property has a 999 year lease dated from 01/06/1973, 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>

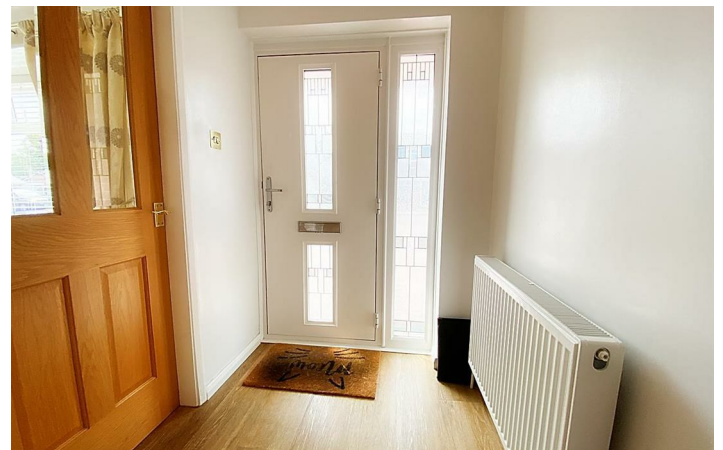
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

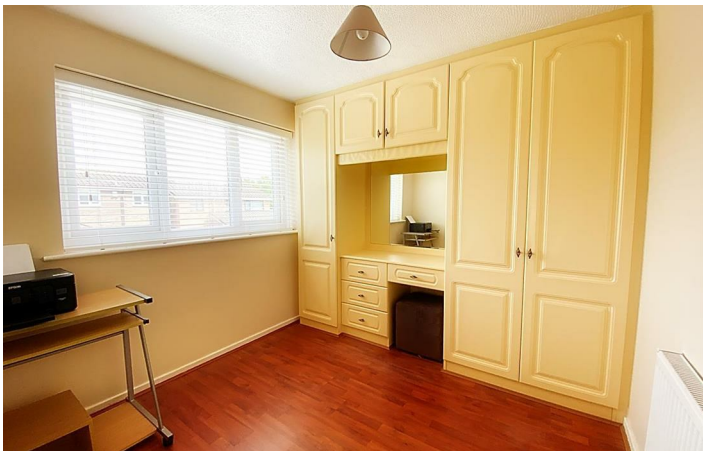
FLOOD RISK:

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

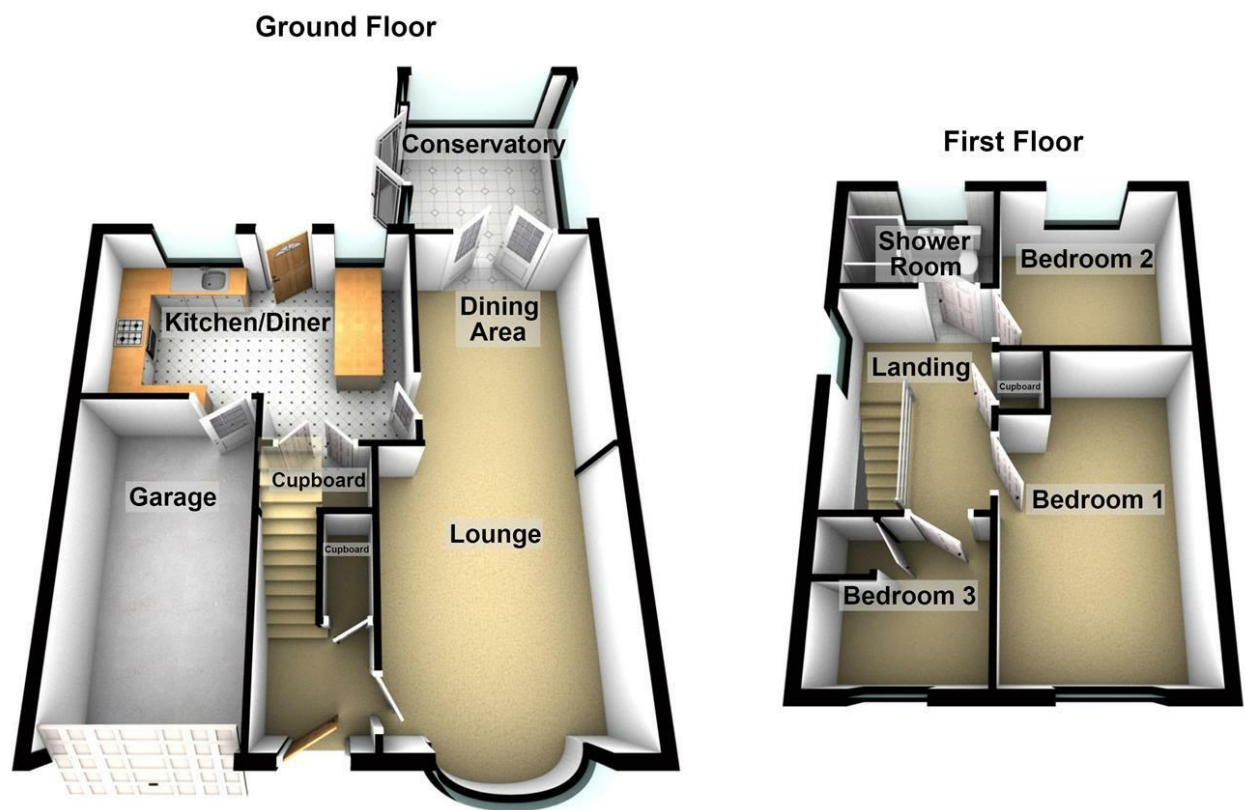
CONSTRUCTION:

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		
(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