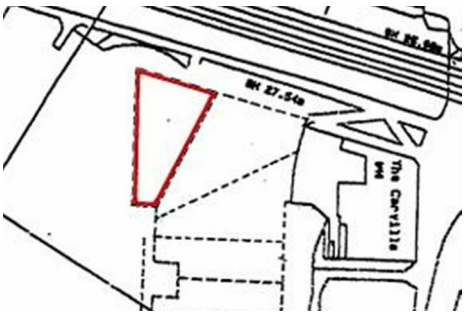
next2buy property retailers make the next step easy









35 Praetorian Drive

, Wallsend, NE28 6RQ

• FIVE BEDROOM SEMI DETACHED HOUSE • MODERN KITCHEN/DINER • DOWNSTAIRS SHOWER/WC

• AMPLE SPACE FOR OFF STREET PARKING • UTILITY ROOM • CONSERVATORY • CUL-DE-SAC •

• WALKING DISTANCE TO SHOPS, BUS SERVICES & METRO STATION • NEARBY SCHOOLS •

• A GREAT SIZE FAMILY HOME • 999 YEAR LEASE FROM 1996 ENERGY RATING C •

Price £240,000

5 2 1 C

- Five Bedroom Semi Detached House
- Conservatory
- 999 Year Lease From 1996
- Utility & Downstairs Shower/WC
- Off Street Parking
- Council Tax Band A
- Modern Kitchen/Diner
- Close To Shops, Bus Services & Metro
- Energy Rating C

Hallway
Double glazed entrance door, stairs to the first floor landing, double glazed window, tiling to floor.

Kitchen/Diner
21'4" x 11'6" (6.51 x 3.52)
Fitted with a modern range of wall and base units with work surfaces over and sink unit, integrated oven and microwave, hob with extractor hood over, integrated dishwasher, vertical radiators, tiling to floor and double glazed window.

Lounge
17'3" x 8'7" (5.28 x 2.62)
Double glazed window, cupboard, radiator.

Conservatory
13'7" x 10'5" (4.16 x 3.20)
Double glazed windows, tiling to floor, radiator and double glazed French doors leading out to the rear garden.

Utility Room
9'9" x 7'3" (2.98 x 2.22)
Double glazed window and external door to the rear garden.

Shower Room/WC
Comprising; shower cubicle, WC and wash hand basin with built-under storage.

Landing
Cupboard.

Bedroom 1
17'2" x 9'10" max (5.25 x 3.01 max)
Double glazed window, built-in wardrobe, radiator.

Bedroom 2
10'2" x 7'7" (3.12 x 2.33)
Double glazed window, radiator.

Bedroom 3
12'9" max x 8'8" max (3.91 max x 2.66 max)
Double glazed window, radiator.

Bedroom 4
11'0" x 8'3" (3.37 x 2.53)
Double glazed window, radiator.

Bedroom 5
7'0" x 6'9" (2.14 x 2.07)
Double glazed window, radiator.

Bathroom
1.90 x 1.89 (0.30m.27.43m x 0.30m.27.13m)
Comprising; bath with shower over, WC and wash hand basin with built-under storage, double glazed window, tiling to walls and floor.

External
Externally there is a garden to the front which is laid to lawn and has ample space for off street parking. The rear garden is mostly paves for low maintenance.

Lease Information
The property has a 999 year lease dated from 01/01/1996. Ground rent is £50 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

EE-Good outdoor, variable in-home
O2-Good outdoor
Three-UK-Good outdoor, variable 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.





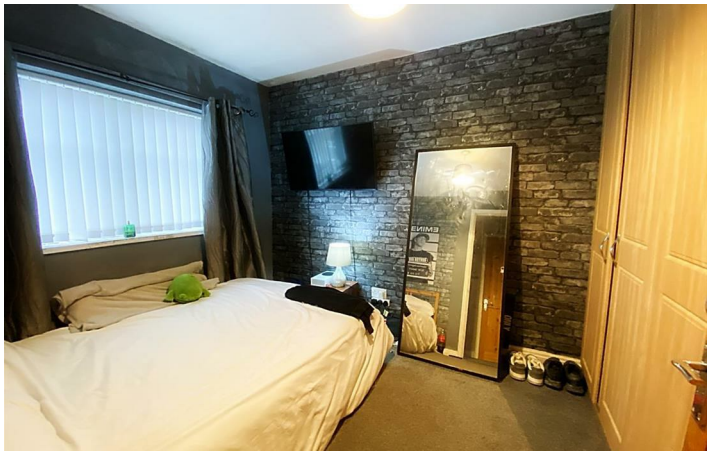








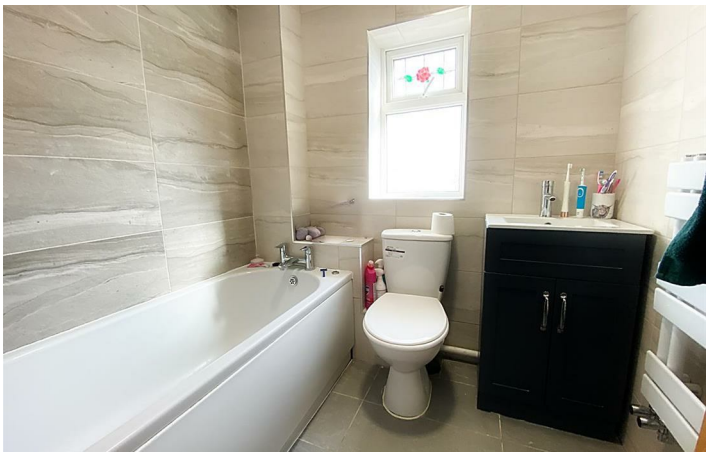












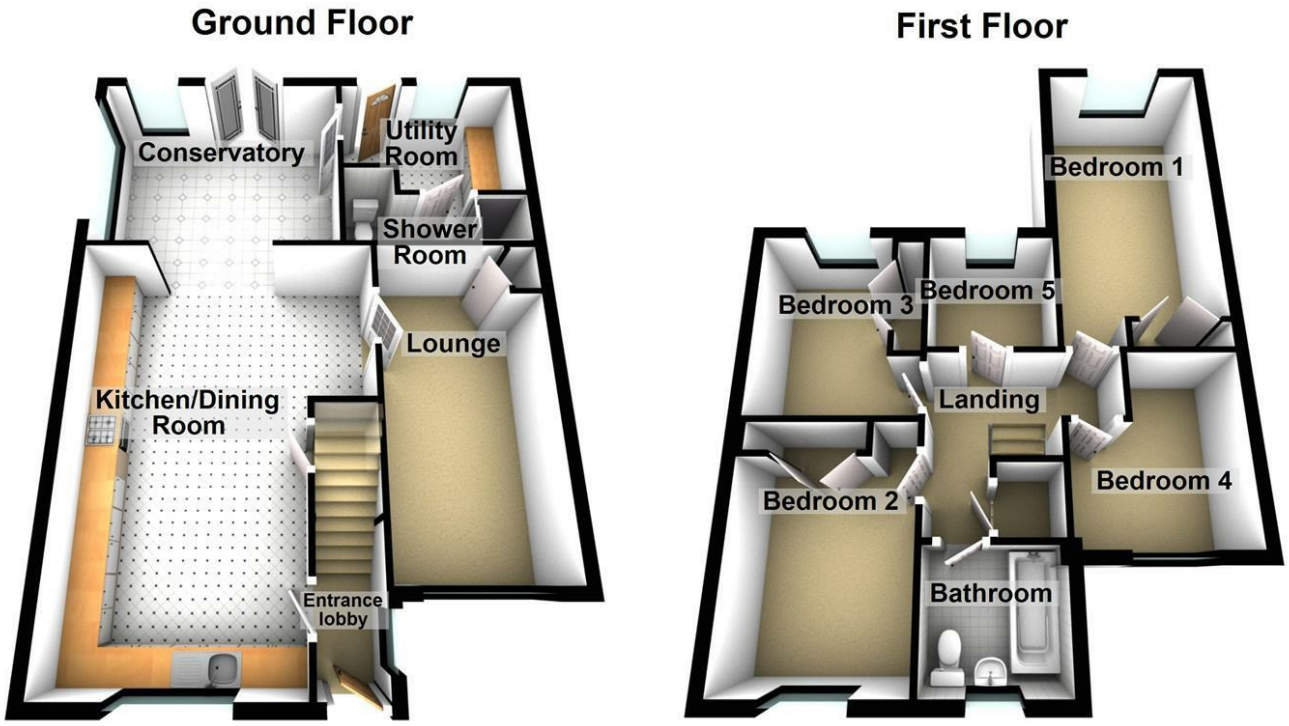




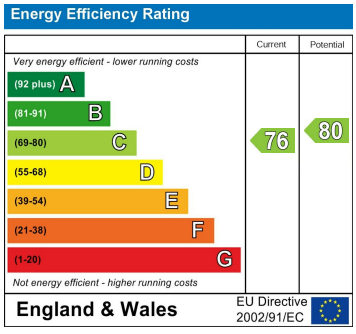




Floor Plan



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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