



106 Haydon Drive , Wallsend, NE28 0BH

- THREE BEDROOM SEMI DETACHED HOUSE • CHAIN FREE • EN-SUITE TO MASTER BEDROOM •
- MODERN KITCHEN & BATHROOM • NEARBY METRO STATION & ROAD LINKS TO THE A19 •
- LOUNGE & DINING ROOM • GARAGE & OFF STREET PARKING • SOUTH FACING GARDEN TO REAR •
- COUNCIL TAX BAND B • 125 YEAR LEASE FROM 2004 • ENERGY RATING C •

Price £210,000



- Three Bedroom Semi Detached House
- Lounge & Dining Room
- Chain Free - Council Tax Band B
- En-Suite To Master Bedroom
- Garage & Off Street Parking
- 125 Year Lease from 31/01/2004
- Utility Room & Downstairs WC
- South Facing rear Garden
- Energy Rating C

Entrance Lobby

Gazed entrance door, wood effect flooring, inner door leading into the lounge.

Lounge

14'3" + bay x 11'8" (4.35 + bay x 3.57)

Double glazed bay window, wood effect flooring, radiator.

Dining Room

10'4" x 8'5" min (3.17 x 2.57 min)

Stairs to the first floor landing, wood effect flooring, vertical radiator and double glazed French doors leading out to the rear garden.

Kitchen

10'11" x 9'0" (3.35 x 2.75)

Fitted with a range of wall and base units with work surfaces over and sink unit, integrated oven and hob with extractor hood over, integrated fridge/freezer and dishwasher, double glazed window, tiling to floor and vertical radiator.

Utility Room

6'0" x 4'11" (1.83 x 1.50)

Plumbed for washing machine, tiling to floor, external door to the side.

WC

4'11" x 3'1" (1.50 x 0.94)

WC, wash hand basin, tiling to floor.

Landing

Cupboard and access to the loft.

Bedroom 1

14'0" x 8'8" (4.27 x 2.65)

Double glazed window, fitted sliding door wardrobe, radiator.

En-Suite

6'0" x 5'7" (1.83 x 1.71)

Comprising; shower, WC and wash hand basin, double glazed window, part panelled and tiled walls, radiator.

Bedroom 2

9'10" x 9'10" (3.02 x 3.02)

Double glazed window, radiator.

Bedroom 3

9'10" x 8'3" (3.00 x 2.53)

Double glazed window, radiator.

Bathroom

6'6" x 5'6" (2.00 x 1.70)

Bath with shower over, WC and wash hand basin with fitted furniture surrounding, double glazed window, tile effect panelling to walls, tiling to floor and ladder style radiator.

External

Externally there is a garden to the front which is laid to lawn together with space for off street parking and access to the garage. The rear garden is south facing and has a paved patio and decking.

Lease Information

The property has a 125 year lease dated from 31/01/2004. There is also

a service charge of £177.98 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, variable 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:

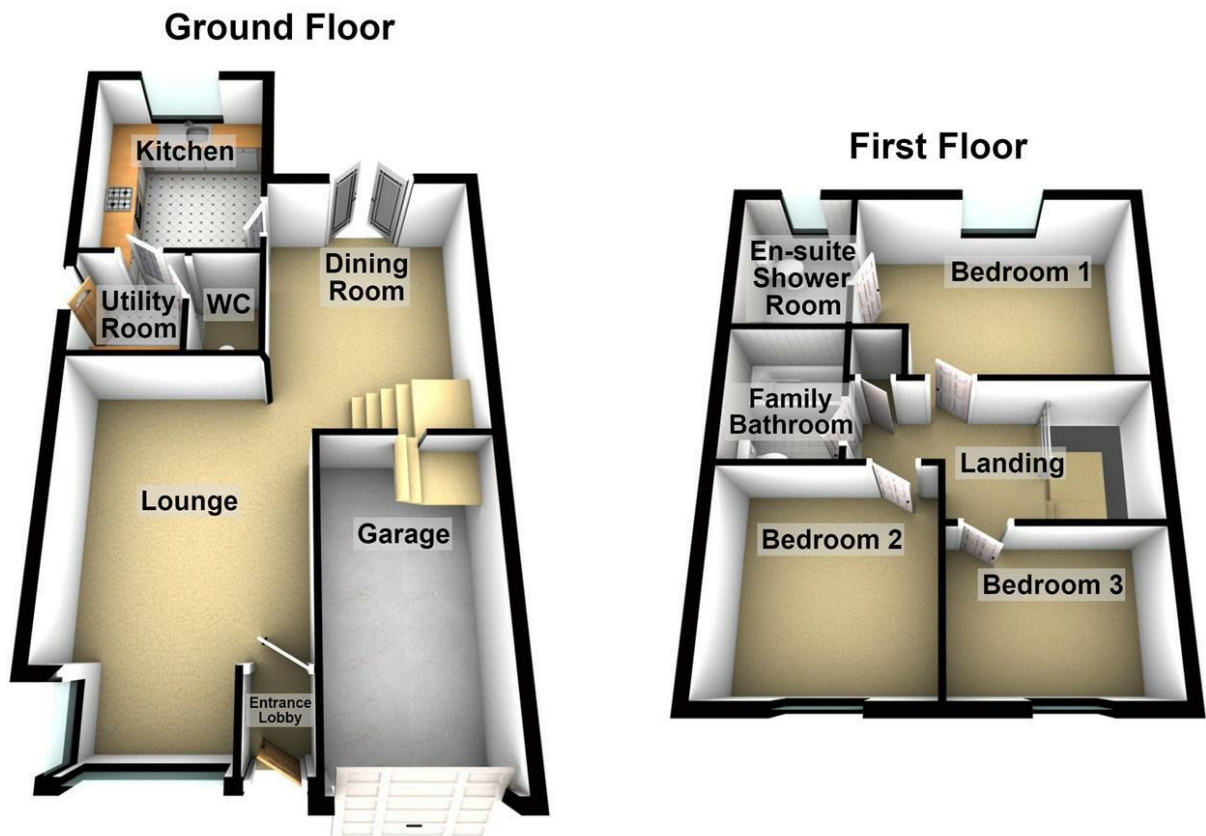
Traditional

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
England & Wales	EU Directive 2002/91/EC	