

23 Dalton Court

Hadrian Lodge West, Wallsend, NE28 9TN

** BEAUTIFULLY PRESENTED ** POPULAR LOCATION ** GREAT FIRST TIME BUY **

* TWO BEDROOM MID TERRACED HOUSE ** LENGTHY REAR GARDEN **

** CUL-DE-SAC POSITION ** FREEHOLD ** OFF STREET PARKING * COUNCIL TAX BAND A **

** ENERGY RATING C ** PART OF BUILDERS PART EXCHANGE SCHEME **

Offers Over £140,000



- Great First Time Buy
- Cul-De-Sac Location

- Beautifully Presented
- Two Bedroom Mid Terrace House

- Off Street Parking
- Lengthy Garden to Rear

- Freehold

- Council Tax Band A

- Energy Rating C

Entrance

Composite door into inner lobby

Bedroom 2

10'8" x 5'10" (3.27 x 1.80)

Double glazed window, radiator.

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

Open Plan Lounge

13'9" x 11'6" (4.21 x 3.53)

Open plan lounge with stairs to first floor landing, parque style laminate flooring, double glazed window and access to kitchen.

External

There is lengthy garden to the rear and off parking to the front.

CONSTRUCTION:

Traditional

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

Kitchen

11'6" x 8'4" (3.51 x 2.56)

Fitted with range of wall and base units with complimentary countertops, sink unit, built in gas hob with overhead extractor hood and built in oven, parque style laminate flooring, radiator, double glazed window and upvc door with access to rear garden.

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 thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

Landing

Access to

Bathroom

7'5" x 5'3" (2.27 x 1.62)

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

EE- Good outdoor, variable in-home

O2- Good outdoor, variable in-home

Three- Good outdoor

Vodafone - Good outdoor, variable in-home

Bedroom 1

11'6" x 9'4" (3.52 x 2.85)

Built in cupboards, double glazed window, radiator.

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



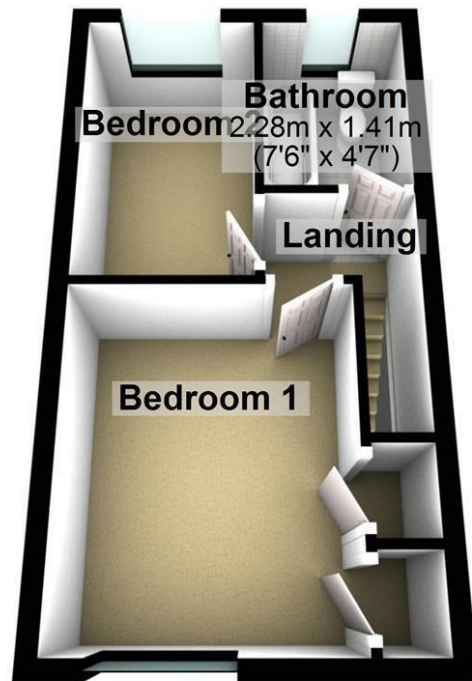


Floor Plan

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		76	
(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	