



## 33 The Swallows

Hadrian Park, Wallsend, NE28 9YQ

- SITUATED ON THE SWALLOWS, A STUNNING FOUR BEDROOM DETACHED FAMILY HOME •
- MODERN OPEN PLAN KITCHEN, DINING & FAMILY ROOM WITH BI-FOLDING DOORS •
- LOVELY SOUTH FACING REAR GARDEN WITH GARDEN ROOM • UTILITY ROOM & STORAGE •
- TWO BATHROOMS & DOWNSTAIRS WC • CLOSE TO THE RISING SUN COUNTRY PARK •
- OFF STREET PARKING FOR TWO VEHICLES • SUPERBLY PRESENTED & READY TO MOVE INTO •
- FREEHOLD • COUNCIL TAX BAND E • ENERGY RATING TBC •

Price £499,500



- Fantastic Four Bedroom Detached House

- Two Bathrooms & Downstairs WC

- Off Street Parking For Two Vehicles

**Hallway**  
Double glazed composite entrance door with windows to the side, stairs to the first floor landing, wood effect herringbone flooring, radiator.

#### Cloaks/WC

Double glazed window, WC and wash hand basin with built-under storage, wood effect herringbone flooring, radiator.

#### Lounge

19'4" + bay x 10'8" (5.91 + bay x 3.27)  
Double glazed bay window, fireplace with gas fired stove fire, coving and rose to ceiling, radiator and double doors opening to both the dining area and family area.

#### Dining Area

10'8" x 9'3" (3.26 x 2.84)  
Wood effect flooring, coving and rose to ceiling, radiator. Open plan to kitchen.

#### Kitchen Area

16'8" x 9'4" (5.10 x 2.85)  
Fitted with a range of wall and base units with work surfaces over and central island with sink unit, integrated oven, hob, microwave and dishwasher, wood effect flooring and bi-folding doors leading out to the rear garden. open plan to family area.

#### Family Area

20'0" x 12'7" (6.11 x 3.86)  
A spacious area with gas fired stove fire, wood effect flooring, double glazed windows and doors leading out to the rear garden.

#### Utility Room

16'0" x 8'11" (4.89 x 2.74)  
Fitted with walls and base units with work surfaces over and sink unit, wood effect flooring, door leading to storage area. Formerly part of a double garage.

- Beautifully Presented Throughout

- Utility Room & Storage Area ( formerly a double garage )

- Freehold - Council Tax Band E

**Landing**  
Double glazed windows, part panelled walls.

#### Bedroom 1

16'10" x 15'0" (5.14 x 4.58)  
Double glazed windows, fitted wardrobes, wood effect flooring, radiator.

#### En-Suite

8'10" x 5'0" (2.71 x 1.54)  
Comprising; shower cubicle, WC and wash hand basin with fitted furniture surrounding, double glazed window, part tiled walls, tiling to floor and ladder style radiator.

#### Bedroom 2

14'0" x 8'11" (4.29 x 2.73)  
Double glazed window, part panelled walls, radiator.

#### Bedroom 3

11'1" x 10'1" (3.40 x 3.08)  
Double glazed window, wood effect flooring, radiator.

#### Bedroom 4

10'2" x 8'11" (3.12 x 2.74)  
Double glazed window, fitted wardrobes, wood effect flooring, radiator.

#### Family Bathroom

8'10" x 8'6" (2.71 x 2.60)  
Comprising; free standing bath, shower cubicle, WC and wash hand basin with fitted furniture surrounding, double glazed window, part tiled walls, tiling to floor and ladder style radiator.

#### Storage

16'4" x 7'1" (4.98 x 2.16)  
Two up and over doors, power points and lighting. Formerly part of a double garage.

- Spacious Open Plan Kitchen/Dining/Family Area

- Fantastic South Facing Rear Garden With Garden Room

- Energy Rating TBC

**External**  
Externally there is a lovely garden to the front which is laid to lawn together with planted beds and a block paved driveway providing off street parking for two vehicles. There is also a side access gate leading to the rear. To the rear there is a lovely south facing garden which is of a generous size, the garden has a mix of lawn, paved patio areas, and planted beds and a garden room.

#### Garden Room

Situated at the bottom of the garden, double glazed windows and doors, fully insulated, tiling to floor, power points and lighting. This could have a variety of uses.

#### 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  
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.

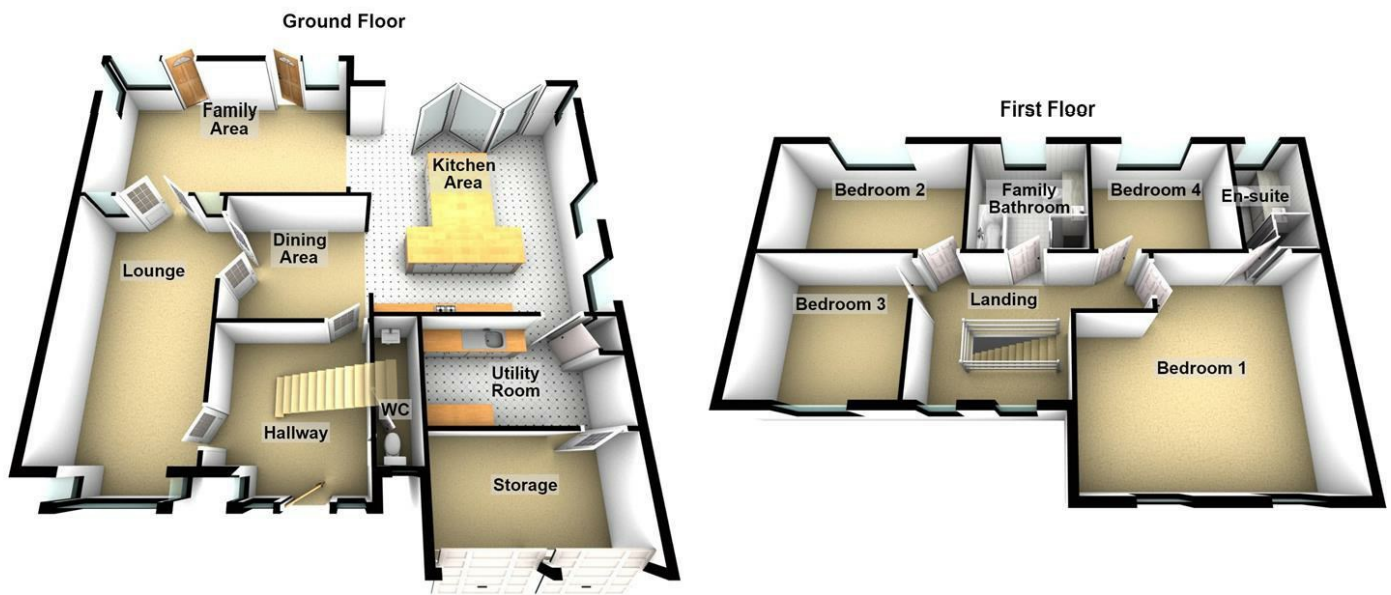








## Floor Plan



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 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	