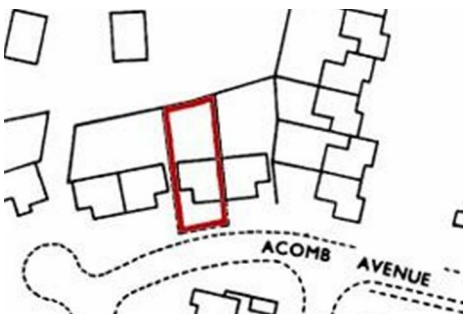




26 Acomb Avenue

Hadrian Park, Wallsend, NE28 9XY

- ** PLEASANTLY SITUATED IN A CUL-DE-SAC LOCATION ON THE POPULAR HADRIAN PARK EST **
- ** THIS EXTENDED THREE BEDROOM SEMI DETACHED HOUSE ** FAMILY/DINING ROOM **
- ** GARAGE & OFF STREET PARKING ** NEW BOILER FITTED SEPTEMBER 2025 ** FREEHOLD **
- ** EASY ACCESS TO THE A1058 COAST ROAD, SILVERLINK RETAIL PARK & COBALT BUSINESS PARK **
- ** GARDENS FRONT & REAR ** FREEHOLD ** COUNCIL TAX BAND C ** ENERGY RATING TBC **

Offers Over £225,000



- Pleasant Cul-De-Sac Location
- Kitchen With Family/Dining Area
- Council Tax Band C
- Three Bedroom Extended Semi Detached House
- New Boiler Fitted September 2025
- Freehold
- Lounge/Dining Area
- Garage & Off Street Parking
- Energy Rating TBC

Hallway

Double glazed composite entrance door. stairs to the first floor landing, radiator.

Lounge

12'9" x 12'9" (3.90 x 3.89)

Double glazed window, radiator.

Open to dining area.

Dining Area

9'4" x 8'7" (2.85 x 2.62)

Double glazed window, radiator.

Kitchen

9'10" x 9'5" (3.02 x 2.88)

Fitted with wall and base units with work surfaces over and sink unit, integrated fridge, double glazed window.

Family/Dining Area

14'2" x 7'10" (4.34 x 2.41)

Double glazed patio doors leading out to the rear garden, radiator and internal door giving access to the garage.

Landing

Double glazed window, cupboard, access to bedrooms and bathroom.

Bedroom 1

11'8" x 9'10" min (3.56 x 3.01 min)

Double glazed window, built-in

wardrobes, laminate flooring, radiator.

Bedroom 2

9'8" x 8'8" (2.97 x 2.65)

Double glazed window, built-in wardrobes, radiator.

Bedroom 3

8'9" into robe x 7'9" (2.67 into robe x 2.38)

Double glazed window, fitted sliding door wardrobes, laminate flooring, radiator. (currently used as a dressing room)

Bathroom

8'10" x 5'5" (2.71 x 1.66)

Comprising; bath, shower cubicle, WC and wash hand basin. Double glazed window, part tiled walls, radiator.

Garage

16'8" x 8'6" (5.09 x 2.61)

The garage has power points and lighting and there is direct access into the property.

External

Externally there is a garden to the front which is laid to lawn, together with space for off street parking. The rear garden is mostly laid to lawn and has a paved patio area.

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, variable in-home

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

FLOOD RISK:

Yearly chance of flooding:

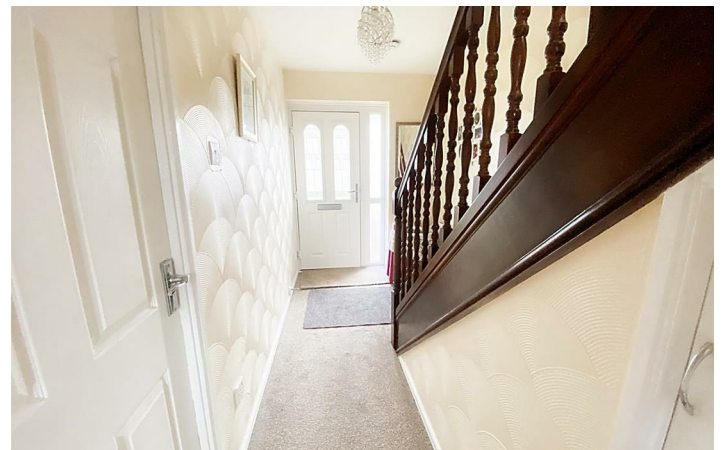
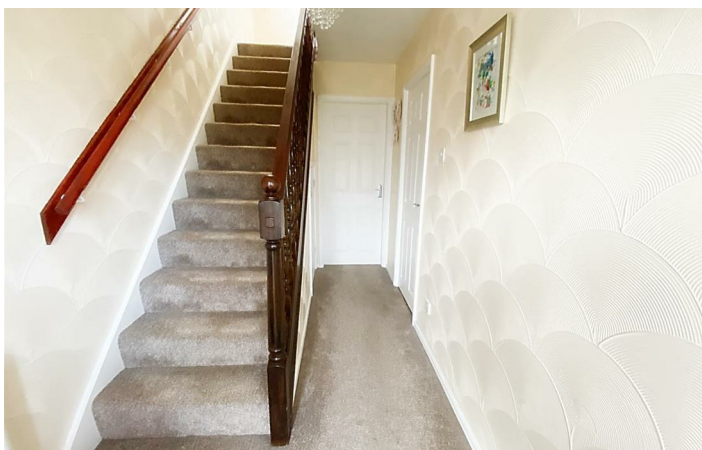
Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

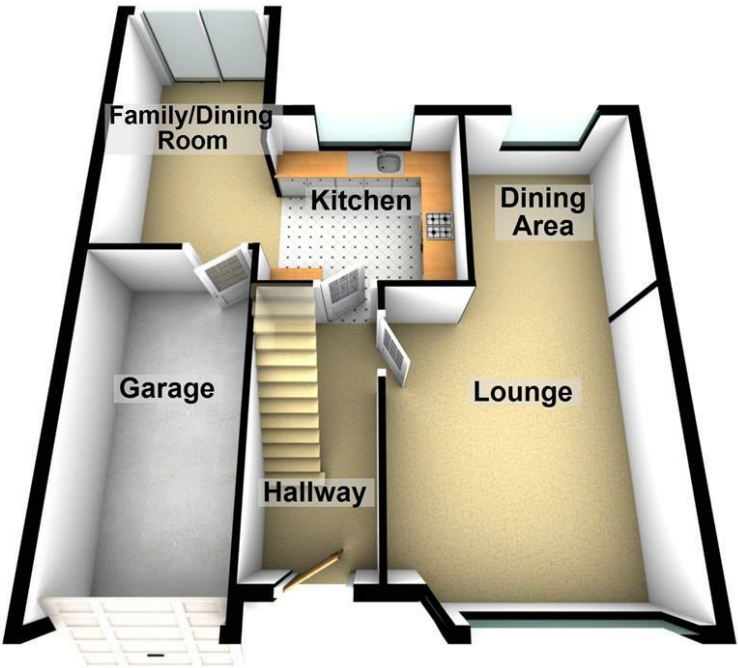
This information must be confirmed via your surveyor and legal representative.



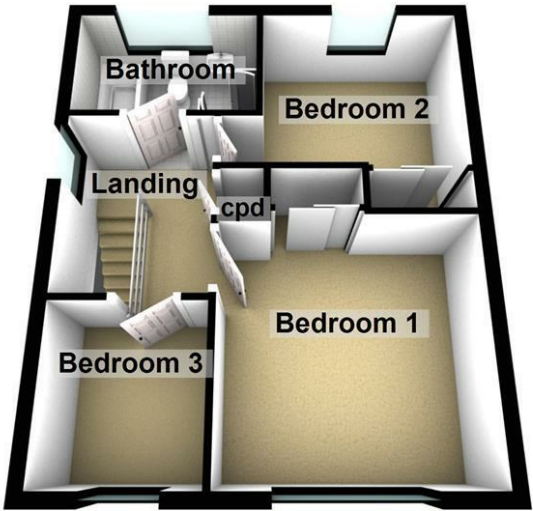


Floor Plan

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 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	