



70 Haydon Drive

Willington Quay, Wallsend, NE28 0BH

- THREE BEDROOM DETACHED HOUSE • EN-SUITE TO MASTER BEDROOM • OFFICE/PLAYROOM •
- UTILITY ROOM & DOWNSTAIRS WC • CONSERVATORY • LOVELY SOUTH FACING REAR GARDEN •
- LOUNGE & DINING ROOM • MODERN KITCHEN • NEARBY METRO STATION & BUS SERVICES •

OFF STREET PARKING ** FREEHOLD ** COUNCIL TAX BAND C ** ENERGY RATING C **

Offers Over £240,000



- Three Bedrooms
- Play Room/Office & Conservatory
- Off Street Parking
- En-Suite To Master
- Recently Refitted Bathroom
- Freehold - Council Tax Band C
- Modern Refitted Kitchen
- South Facing Rear Garden
- Energy Rating C

Entrance Lobby

Glazed entrance door, wood effect flooring, door leading to the play room/office.

Lounge

17'7" x 11'7" (5.36 x 3.53)

Double glazed window, wood effect flooring, radiator.

Play Room / Office

15'1" x 7'3" (4.60 x 2.21)

Double glazed window, wood effect flooring, radiator. Formerly the garage.

Dining Room

12'6" x 10'5" (3.81 x 3.18)

Wood effect flooring, stairs leading to the first floor landing, radiator and double glazed French doors leading to the conservatory.

Conservatory

6'11" x 11'0" (2.10 x 3.35)

Double glazed windows, double glazed French doors leading out to the rear garden.

Kitchen

10'8" x 8'11" (3.25 x 2.72)

Fitted with a modern range of wall and base units with complimentary work surfaces over, range style cooker, integrated fridge/freezer and integrated dishwasher, single drainer sink unit. Double glazed window, wood effect flooring, radiator.

Utility Room

5'1" x 6'2" (1.55 x 1.88)

Fitted with storage units, plumbed for automatic washing machine with work surface over. External door to the side.

WC

5'1" x 3'2" (1.55 x 0.97)

WC, wash hand basin, wood effect flooring and radiator.

Landing

Storage cupboard.

Bedroom 1

9'4" x 14'2" (2.84 x 4.32)

Double glazed window, fitted sliding door to wardrobes, laminate flooring, radiator.

En-Suite

4'2" x 5'7" (1.27 x 1.70)

Comprising shower cubicle, low level WC and wash hand basin. Part tiled walls, tiling to floor, double glazed window, radiator.

Bedroom 2

10'7" x 9'11" (3.23 x 3.02)

Double glazed window, laminate flooring, radiator.

Bedroom 3

8'1" x 9'8" (2.46 x 2.95)

Double glazed window, laminate flooring, radiator.

Bathroom

6'7" x 5'6" (2.01 x 1.68)

Comprising bath with shower attachment, WC and wall mounted wash hand basin. with built-under storage

Tiling to walls and floor, double glazed window, ladder style radiator..

External

Externally there is a garden to the front which is laid to lawn together planted beds and space for off street parking. The rear garden is south facing and has artificial grass for low maintenance.

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:

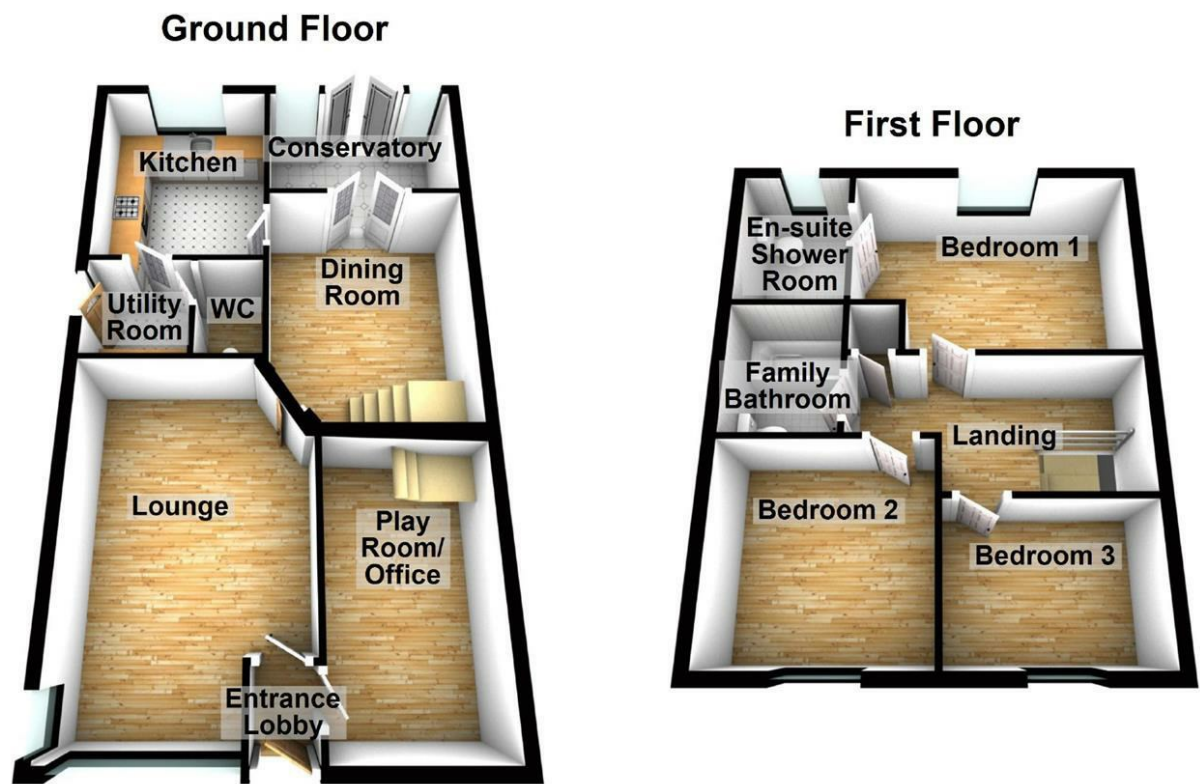
Traditional

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		87
(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	