

8 Askrigg Avenue

Hadrian Park, Wallsend, NE28 9YA

CORNER PLOT • DETACHED HOUSE • THREE BEDROOMS • CONSERVATORY • DOWNSTAIRS WC

UTILITY ROOM • FRONT AND REAR GARDENS • DRIVEWAY WITH AMPLE SPACE FOR PARKING

GREAT ROAD LINKS TO THE A1058 COAST ROAD • CLOSE TO LOCAL AMENITIES AND SCHOOLS

A GREAT FAMILY HOME • 999 YEAR LEASE FROM 1964 • COUNCIL TAX BAND C • EPC RATING D •

Offers Over £310,000



- Corner Plot
- Downstairs WC
- Council Tax Band C
- Detached House with Conservatory
- Utility Room
- Energy Rating TBC
- Three Good Size Bedrooms
- Great Family Home
- Leasehold 999 from 01.06.1964

Entrance Porch

6'9" x 4'3" (2.08 x 1.32)
UPVC door, double glazed windows, laminate flooring and UPVC door into hallway.

Hallway

12'7" x 6'3" max (3.84 x 1.93 max)
Laminate floor, radiator, understairs cupboard, stairs to first floor and access to WC, lounge and kitchen.

WC

7'10" x 2'9" (2.39 x 0.86)
Laminate flooring, double glazed window, WC and wash had basin.

Lounge

12'9" x 12'4" (3.90 x 3.76)
Open plan to dining area, double glazed bow window, radiator, feature fireplace and coving to ceiling.

Dining Area

12'4" x 10'2" (3.76 x 3.11)
Double glazed French doors into conservatory, radiator and coving to ceiling

Conservatory

11'1" x 9'0" (3.39 x 2.75)
Double glazed windows and door, laminate flooring and access into rear garden.

Kitchen

11'8" x 8'11" (3.58 x 2.73)
Fitted with range of wall and base units with countertops, space for cooker, extractor hood and sink unit. Double glazed window, radiator and laminate flooring. Access to utility room.

Utility Room

8'9" x 7'8" (2.67 x 2.36)
Double glazed door into rear garden, double glazed window, laminate flooring,

wall units and counter tops, plumbing for washing machine and access to garage.

Stairs to First Floor Landing

Double glazed window, storage cupboard, loft access and access to bathroom and bedrooms

Bathroom

8'0" x 5'4" (2.46 x 1.63)
Two Double glazed windows, ladder style radiator, fully tiled walls and floor. Comprising; WC, wash hand basin set in vanity unit, bath with overhead shower.

Bedroom 1

13'8" into robe x 12'10" max (4.17 into robe x 3.93 max)
Double glazed window, radiator and sliding door wardrobes. Front Elevation.

Bedroom 2

12'10" x 10'9" (3.93 x 3.30)
Double glazed window, radiator. Rear Elevation.

Bedroom 3

8'7" x 8'6" (2.63 x 2.60)
Double glazed window, radiator.

Garage and Parking

18'11" x 8'6" (5.78 x 2.60)
The the garage can be accessed from the property with up and over door, electric and lighting. There is also a driveway providing ample space for off street parking.

External

To the front of the property there is blocked paved driveway offering ample parking and lawned area. There is a lovely low maintenance garden to the rear with artificial turf and blocked paved seating areas.

Para - 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.

EE- Good outdoor
O2- Good outdoor
Three- Good outdoor
Vodafone - Good outdoor

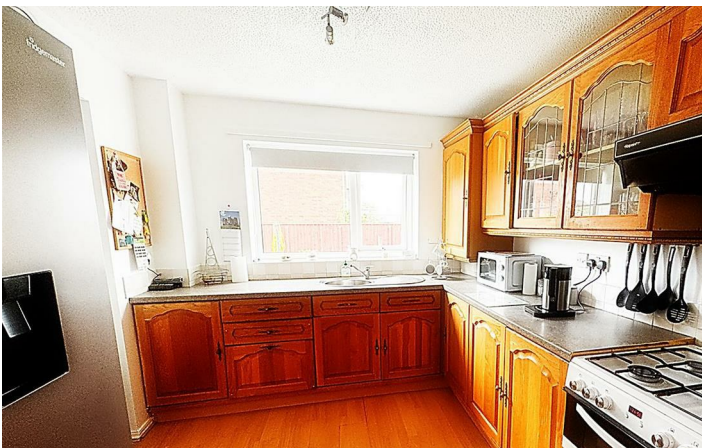
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

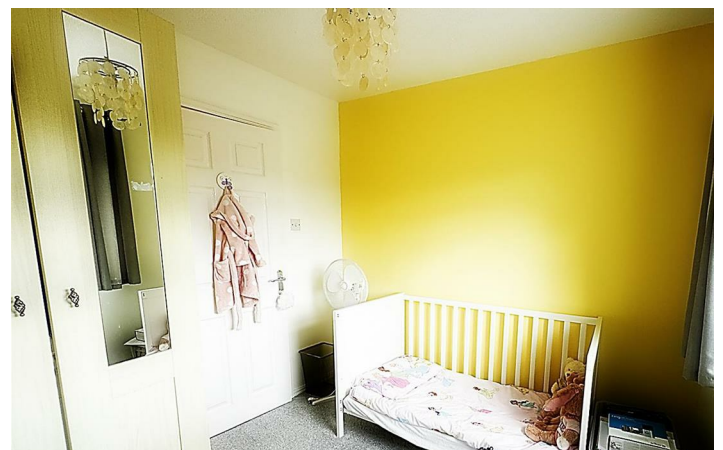
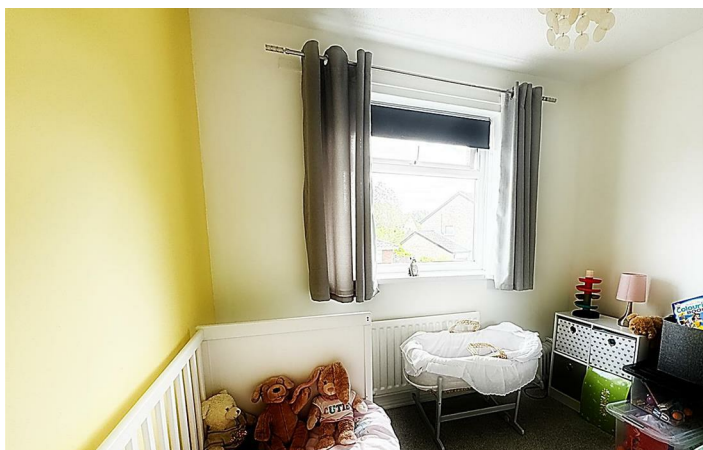
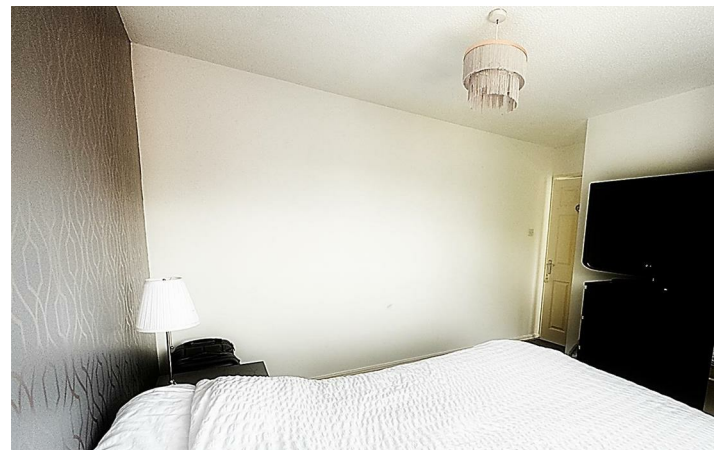
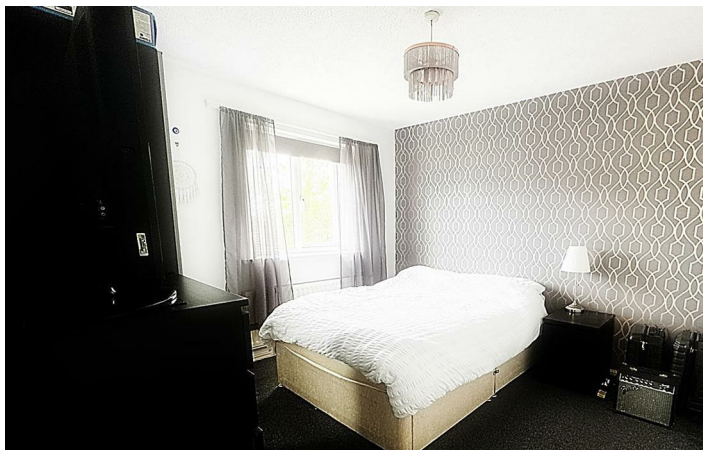
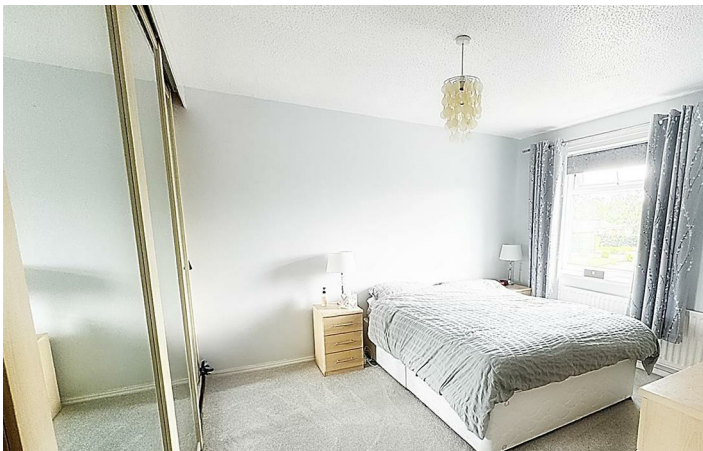
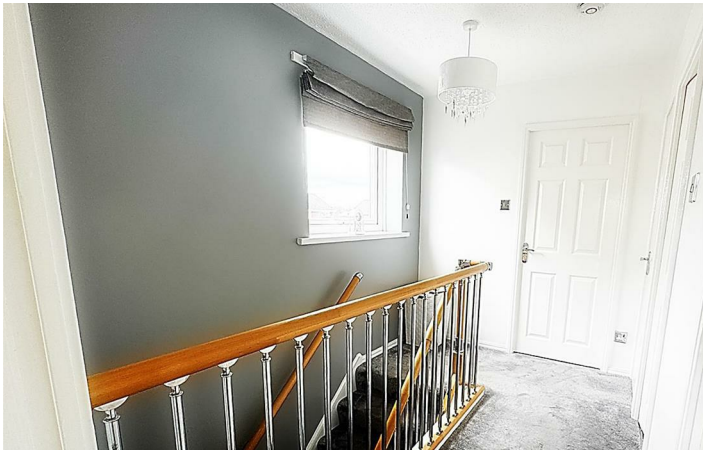
FLOOD RISK:

Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:

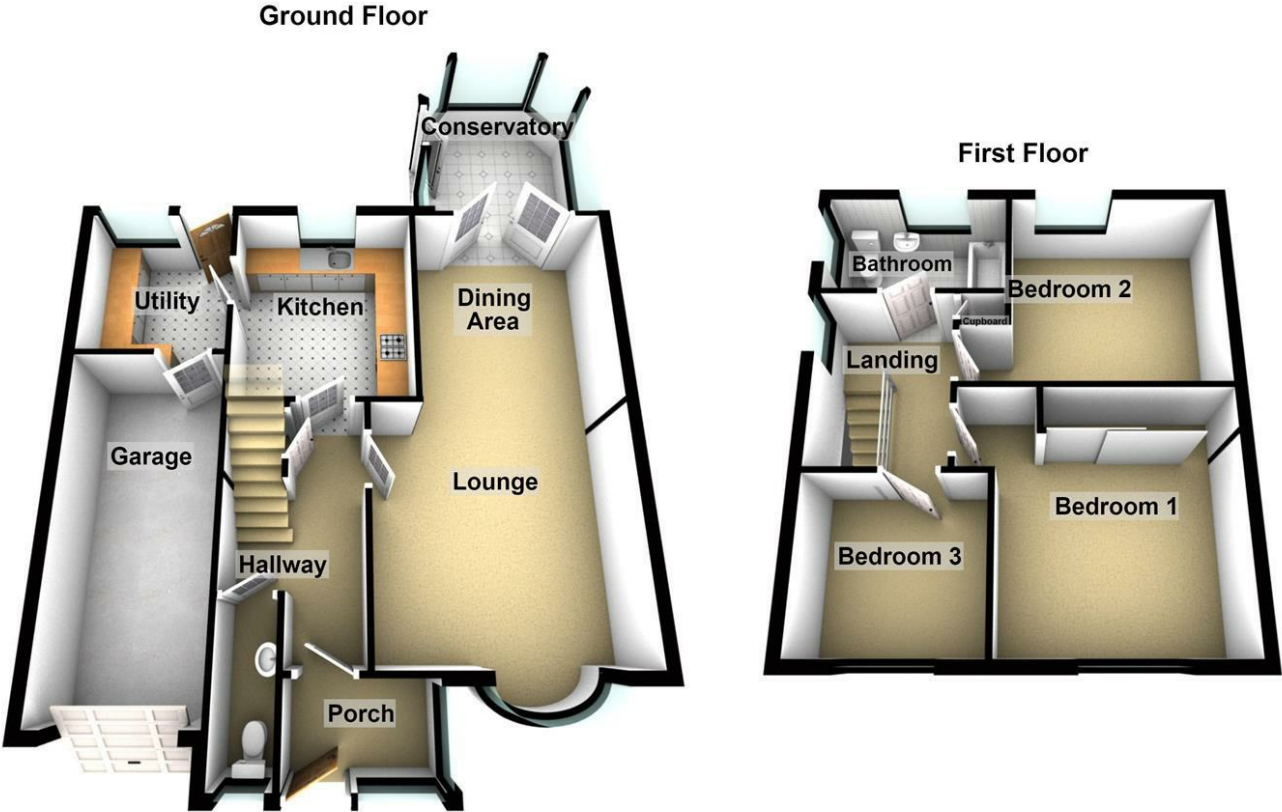
Traditional
This information must be confirmed via your surveyor and legal representative.







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 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