



42 Wensleydale

Hadrian Lodge West, Wallsend, NE28 8TW

- THREE BEDROOM DETACHED HOUSE • FREEHOLD • SITUATED ON A GENEROUS CORNER PLOT •
- GARAGE & ON SITE PARKING FOR THREE VEHICLES • LOVELY PRIVATE GARDEN TO REAR •
- LOUNGE/DINING ROOM • MODERN KITCHEN & BATHROOM • SPACIOUS CONSERVATORY •
- A GREAT FAMILY HOME - NICELY POSITIONED IN A CUL-DE-SAC • COUNCIL TAX BAND C •
- ENERGY RATING TBC

Offers Over £295,000



- Three Bedroom Detached House
- Generous Corner Plot
- Garage & Parking For Three Vehicles
- Lounge/Dining Room & Conservatory
- Modern Kitchen & Bathroom
- Lovely Private Garden To Rear

Freehold Hallway

Double glazed composite entrance door with window to the side, stairs to the first floor landing with storage cupboard under, wood flooring, radiator.

Lounge

15'3" x 11'5" (4.67 x 3.50)

Double glazed window, fireplace with inset fire, radiator.

Dining Area

10'5" x 8'8" (3.18 x 2.66)

Double glazed French doors opening into the conservatory, radiator.

Conservatory

12'0" x 7'9" (3.68 x 2.38)

Double glazed windows, tiling to floor, radiator and double glazed door leading out to the rear garden.

Kitchen

17'10" x 10'7" max (5.44 x 3.24 max)

Fitted with a modern range of wall and base units with contrasting work surfaces over and sink unit, integrated oven and microwave, hob with extractor hood over, double glazed windows, wood flooring, radiator and external door to the rear garden.

Council Tax Band C Landing

Double glazed window, storage cupboard, radiator.

Bedroom 1

12'11" x 9'6" (3.95 x 2.92)

Double glazed window, fitted wardrobes, radiator.

Bedroom 2

9'4" x 8'10" (2.86 x 2.70)

Double glazed window, fitted wardrobes, radiator.

Bedroom 3

9'11" x 7'8" (3.03 x 2.36)

Double glazed window, built-in cupboard with hanging rail, radiator.

Shower Room

8'4" x 5'4" (2.56 x 1.64)

Comprising; shower cubicle, WC and wash hand basin with built-under storage, double glazed windows, tiling to walls and floor, ladder style radiator.

External

Externally there is a single garage to the front as well as off street parking for three vehicles. There is a lovely private garden to the rear which has lawn, planted beds and paved patio areas.

Material Information

Energy Rating TBC 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, variable in-home
Three-UK Good outdoor
Vodafone-Good outdoor, variable in-home

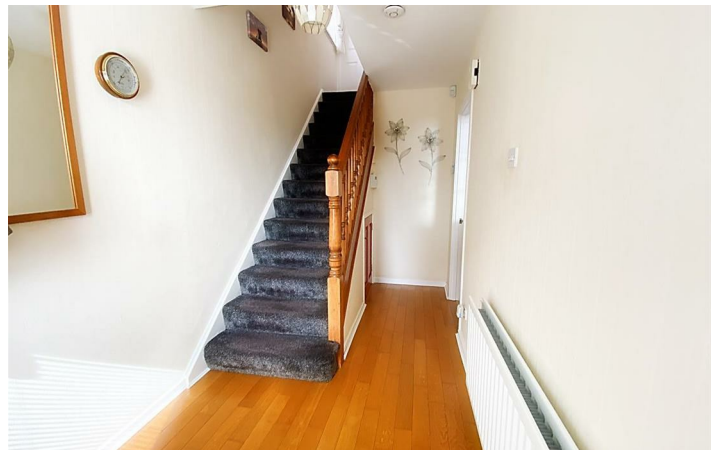
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

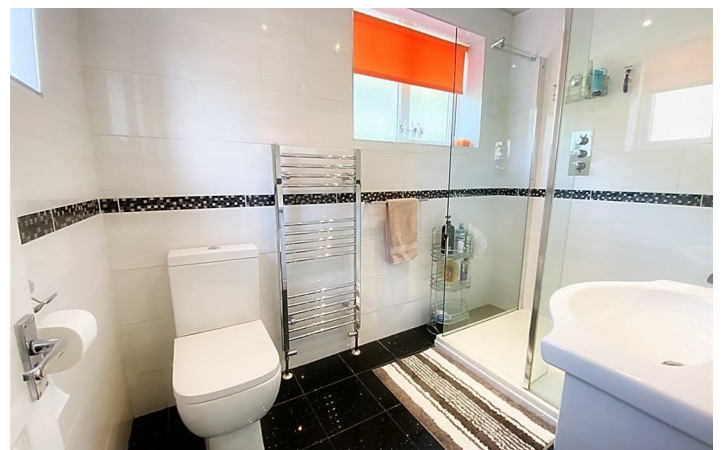
FLOOD RISK:

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

CONSTRUCTION:

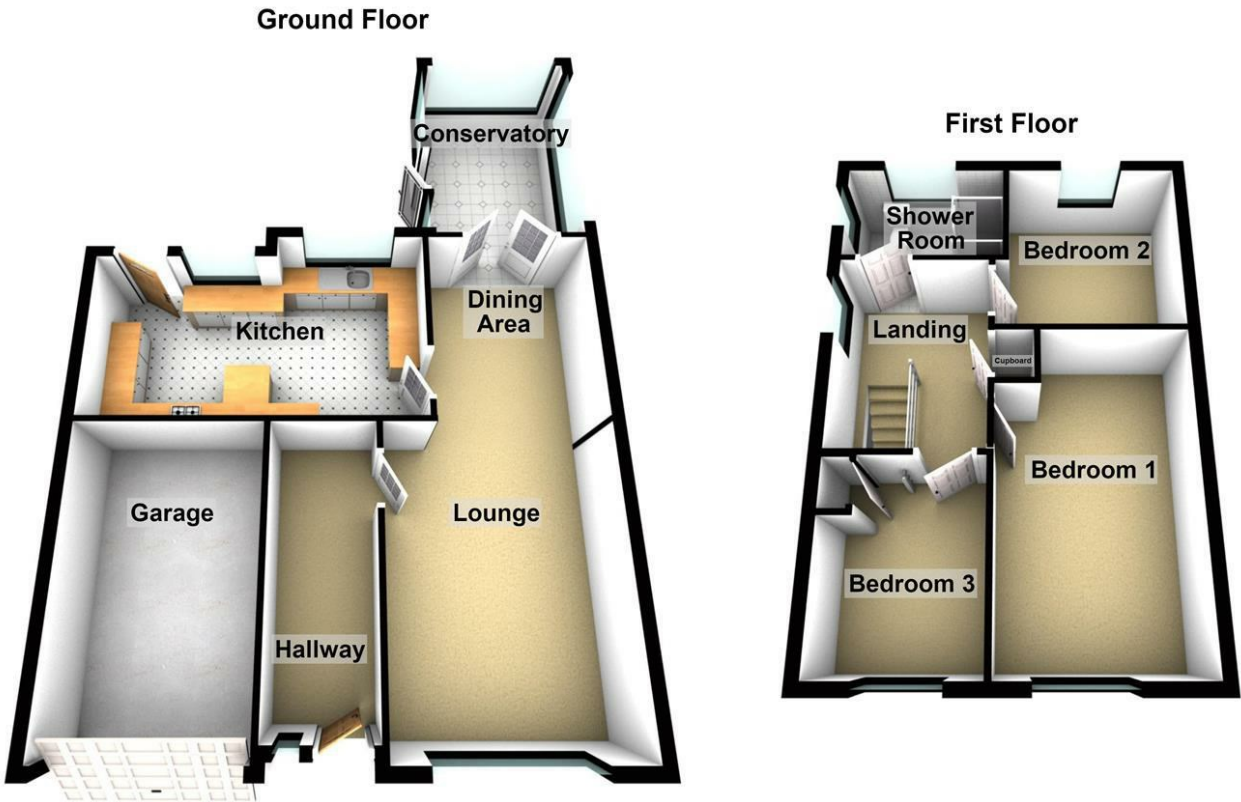
Traditional
This information must be confirmed via your surveyor and legal representative.







Floor Plan



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