next2buy property retailers make the next step easy

3 Burlington Court

Hadrian Park, Wallsend, NE28 9YH

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

• A FANTASTIC FIRST TIME BUY • THREE BEDROOM MID TERRACE HOUSE • OFF STREET PARKING •

• LOVELY SOUTH FACING REAR GARDEN • MODERN KITCHEN/DINER • EXCELLENT ROAD LINKS •

• CUL-DE-SAC POSITION • A WELL PRESENTED PROPERTY IN A HIGHLY SOUGHT AFTER AREA •

• COUNCIL TAX BAND B • FREEHOLD • ENERGY RATING C •

Offers Over £165,000

3 1 1 C

- Three Bedroom Mid Terrace House
- South Facing Rear Garden
- Freehold
- Ideal First Time Buy
- Off Street Parking
- Council Tax Band B
- Modern Kitchen & Bathroom
- Cul-De-Sac Location
- Energy Rating C

Entrance

Stairs to the first floor landing, laminate flooring.

Lounge

13'4" x 10'11" max (4.07 x 3.35 max)
Double glazed window, laminate flooring, coving to ceiling, radiator.

Kitchen/Diner

14'2" x 9'3" max (4.34 x 2.84 max)
Fitted with a range of wall and base units with work surfaces over and sink unit, integrated oven and hob with extractor hood over, double glazed window, radiator and external door to the rear garden.

Landing

Access to the loft which has pull down ladders, lighting and is part boarded.

Bedroom 1

10'10" x 7'7" (3.32 x 2.33)
Double glazed window, coving to ceiling, radiator.

Bedroom 2

11'9" max x 7'8" (3.59 max x 2.34)
Double glazed window, radiator.

Bedroom 3

8'0" x 5'11" (2.45 x 1.81)
Double glazed window, radiator.

Bathroom

6'2" x 5'6" (1.88 x 1.68)
Comprising; bath with shower over, WC and wash hand basin with built-under storage, double glazed window, part tiled walls, tile effect flooring, radiator.

External

Externally there is a garden to the front together with space for off street parking. The rear garden is south facing and has lawn, paved patio areas and a fenced perimeter.

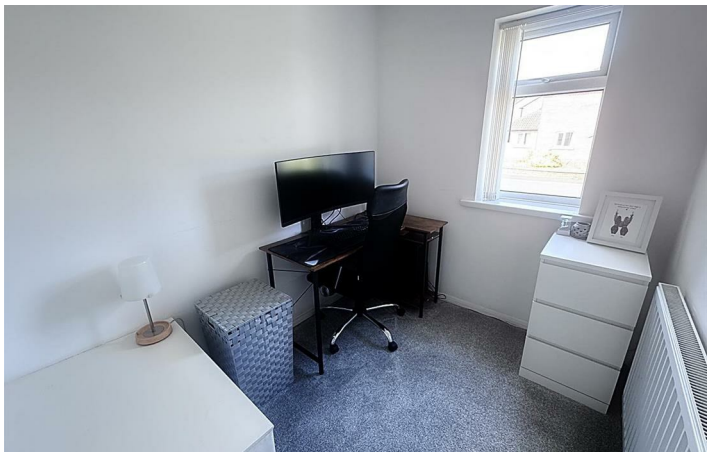
Material Information

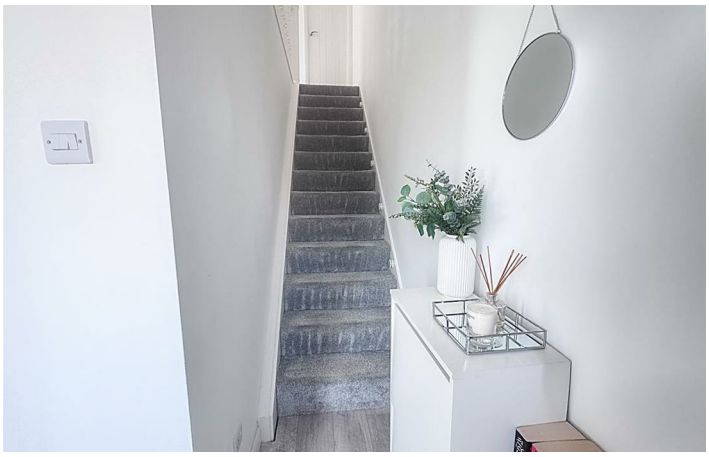
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk
EE-Good outdoor, variable in-home
O2-Good outdoor and in-home
Three-UK-Good outdoor
Vodafone_Good outdoor and in-home

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

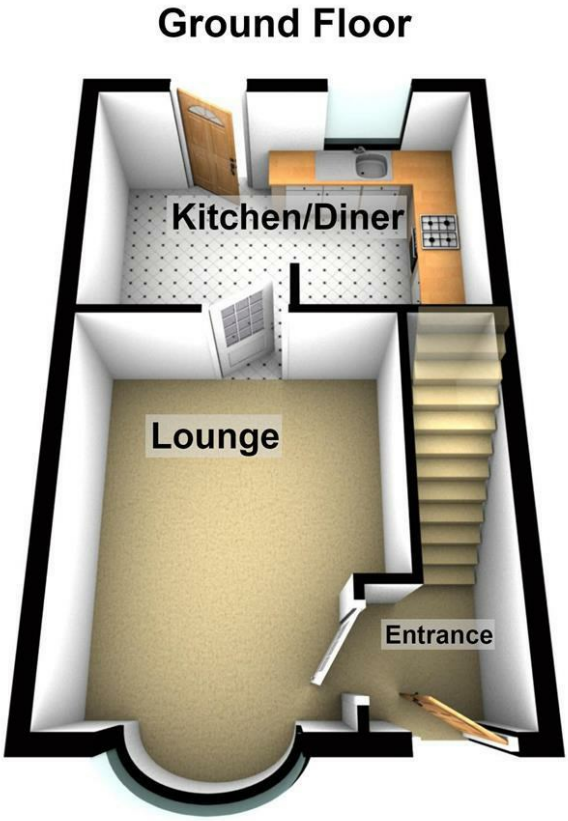
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

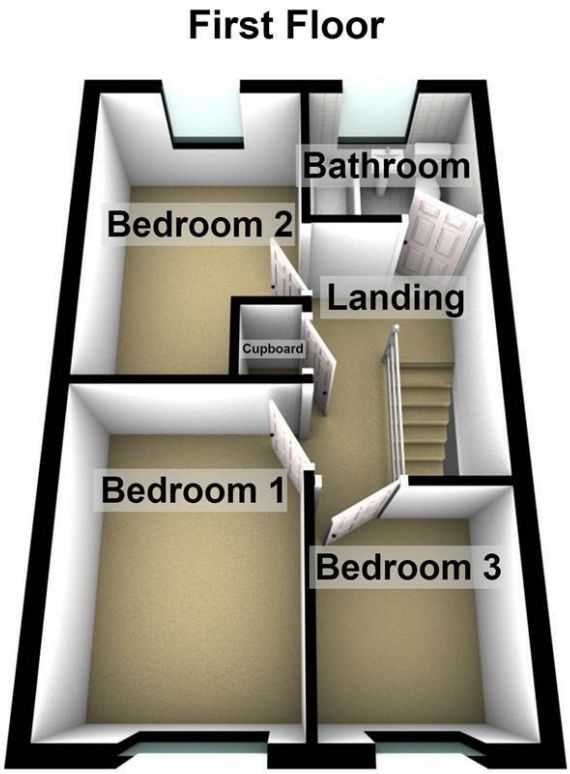
CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.



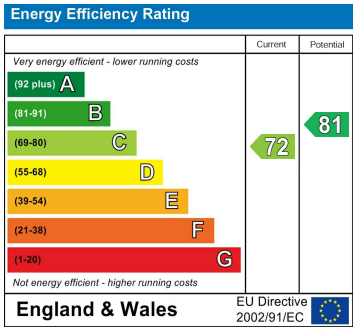


Floor Plan





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.



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