

67 Hadrian Wynd Hadrian Park, Wallsend, NE28 9ZH

APPROX 13 MINUTE WALK TO RISING SUN COUNTRY PARK • SILVERLINK RETAIL PARK 1.7 MILES

TYNEMOUTH BEACH 4.9 MILES • READY TO MOVE INTO • MASTER BEDROOM WITH EN-SUITE

FREEHOLD • DOWNSTAIRS WC • OPEN PLAN LIVING WITH BI-FOLD DOORS TO REAR GARDEN •

GARAGE HAS BEEN CONVERTED TO OFFICE/PLAYROOM • ELECTRICAL CHARGING PORT

ENERGY RATING TBC • COUNCIL TAX BAND D

Offers Over £300,000



- Modern Three Bedroom Detached House
- Downstairs WC
- En-Suite To Master Bedroom
- Office/Play Room

Freehold Entrance Hall

Composite door, access to WC and Kitchen/Dining Area

WC

6'0" x 4'11" (1.82 x 1.51)

WC and wash hand basin. Double glazed window, part tiled walls, tiling to floor, radiator.

Kitchen/Dining Area

21'2" x 12'2" (6.45 x 3.70)

Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven and microwave, integrated fridge/freezer, dishwasher and hob with extractor hood. Double glazed window, tiling to floor, radiator. Open plan to living area.

Living Area

15'4" x 10'10" (4.68 x 3.31)

Bi-folding doors to the rear garden, tiling to floor, stairs to the first floor landing, radiator.

Utility Area

There is a small utility area which is plumbed for an automatic washing machine and gives direct access into Office/Playroom.

Office/Play Room

19'11" x 9'4" (6.06 x 2.85)

Formerly garage, which has now been converted into Office/Playroom. Double glazed window, laminate flooring, radiator.

Energy Rating TBC Landing

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

Bedroom 1

12'6" to robe x 10'5" (3.81 to robe x 3.17)

Double glazed window, built-in sliding door wardrobe, radiator.

En-Suite

10'2" x 4'6" min (3.11 x 1.37 min)

Comprising; walk in shower, WC and wash hand basin with built-under storage. Double glazed window, part tiled walls, tiling to floor and ladder style radiator.

Bedroom 2

11'6" x 9'1" (3.50 x 2.78)

Double glazed window, radiator.

Bedroom 3

8'2" x 8'0" (2.48 x 2.45)

Double glazed window, radiator.

Family Bathroom

7'2" x 5'7" (2.19 x 1.69)

Comprising; bath with overhead shower, WC and wash hand basin with built-under storage. Double glazed window, part tiled walls, tiling to floor and ladder style radiator.

External

Externally there is a garden to the front which is laid to lawn, off street

- Open Plan Living Area

- Close to Rising Sun Country Park and Silverlink Retail Park

- Council Tax Band D parking for two vehicles and electrical

charging port. There is a lovely private garden to the rear which has lawn, planted beds and a patio area.

Material Information

BROADBAND AND MOBILE:

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, variable in-home

O2- Good outdoor, variable in-home

Three- 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.

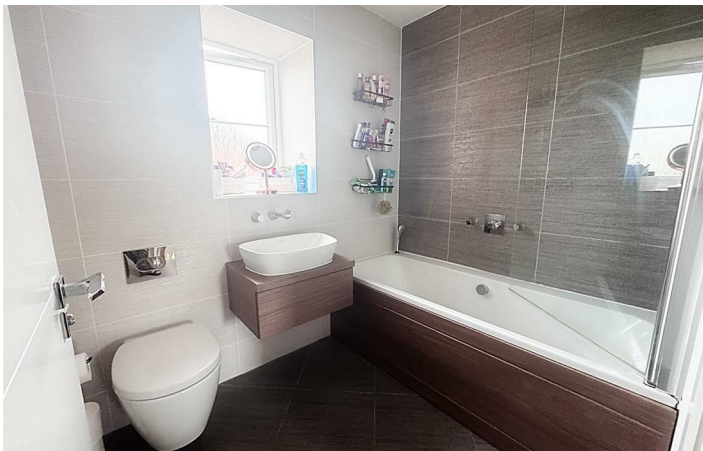
Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

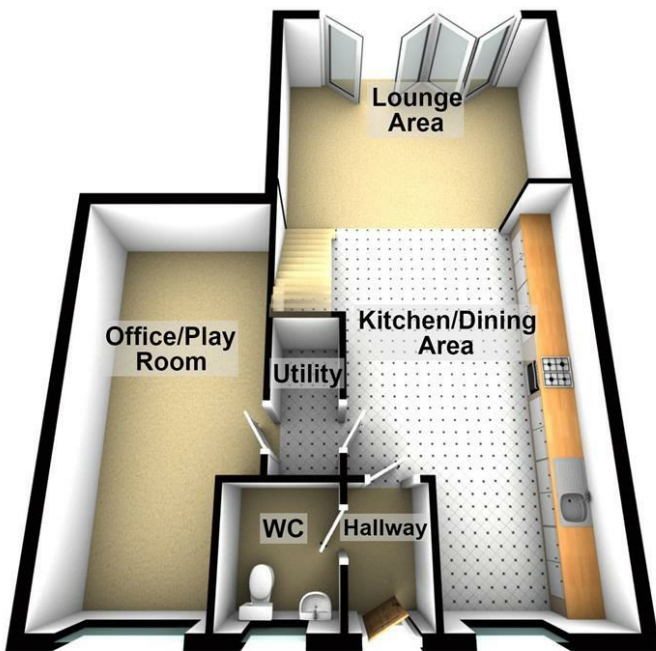
This information must be confirmed via your surveyor and legal representative.



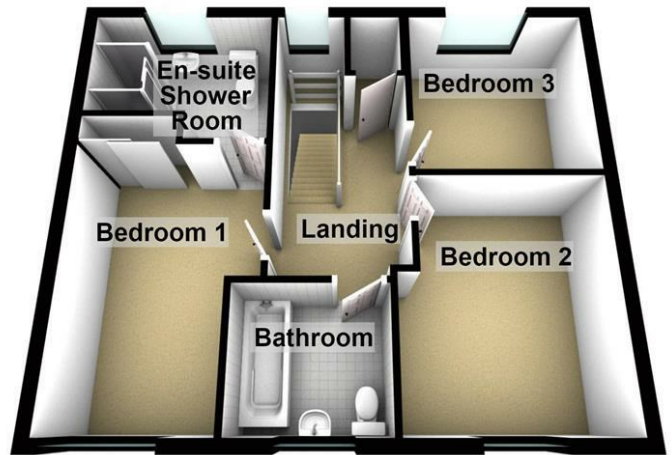


Floor Plan

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	