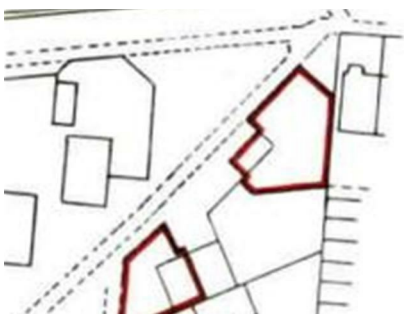
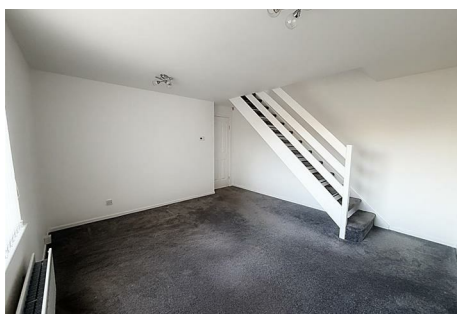




24 Agricola Gardens

Hadrian Park, Wallsend, NE28 9RX

CHAIN FREE • READY TO MOVE INTO • LARGER SIZED PLOT • PRIVATE PARKING BAY •

TWO BEDROOM TERRACED HOUSE • APPROX. 10 MINUTE WALK TO RISING SUN COUNTRY PARK

SILVERLINK RETAIL PARK 1.2 MILES • HADRIAN PARK PRIMARY SCHOOL 0.2 MILES •

ENCLOSED REAR GARDEN • IDEAL FIRST BUY • FREEHOLD • COUNCIL TAX BAND A •

ENERGY RATING TBC

Offers Over £140,000



- Chain Free
- Gardens Front & Rear
- Energy Rating C
- Two Bedroom Terrace House
- Close to Local Amenities, Schools and Transport Links
- Council Tax Band A
- Private Parking
- Within Walking Distance to Rising Sun Country Park
- Freehold

Entrance

UPVc door at side of property, leading into the Hallway - radiator.

Living Room

13'1" x 13'7" (4.00 x 4.13)

Double glazed window, radiator and stairs to first floor landing.

Kitchen

9'10" x 7'3" (3.02 x 2.21)

Two double glazed windows, radiator, part tiled walls, fitted with floor and wall units with complimentary work surfaces, sink, gas hob with an extractor hood, built in electric oven and plumbing for washing machine

First Floor Landing

Leading to...

Bedroom 1

10'0" x 9'6" (3.05 x 2.91)

Double glazed window, and radiator. Fitted with built in sliding door wardrobes.

Bedroom 2

6'7" x 9'2" + cupboards (2.02 x 2.80 + cupboards)

Double glazed window, and radiator. Built in cupboards to one wall.

Bathroom

6'2" x 6'2" (1.88 x 1.87)

Double glazed window, radiator and tiled walls. Comprising: WC, wash hand basin and bath with overhead shower.

External

There is a lawned and fenced garden to the front and to the rear, there is a good sized garden, fenced and detached from the house. There is parking access for two cars to the side also.

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 and in-home
O2- Good outdoor, variable in-home
Three- Good outdoor

Vodafone - Good outdoor and in-home

If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

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

FLOOD RISK:

Yearly chance of flooding:

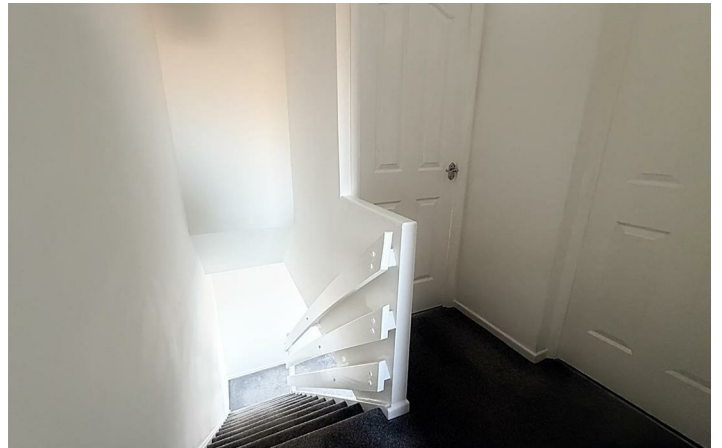
Surface water: Very low.

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 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