

45 Ryedale

Hadrian Lodge, Wallsend, NE28 8TT

** THREE BEDROOM SEMI DETACHED HOUSE ** HIGHLY SOUGHT AFTER LOCATION **

** SITUATED IN A CUL-DE-SAC ** GARAGE & OFF STREET PARKING ** DOWNSTAIRS WC

** GARDENS TO FRONT & SIDE, PAVED AREA TO REAR ** FREEHOLD **

** CLOSE TO SHOPS, NEARBY SCHOOLS & ROAD LINKS TO THE A1058 COAST ROAD **

** COUNCIL TAX BAND B ** ENERGY RATING C **

Price £200,000

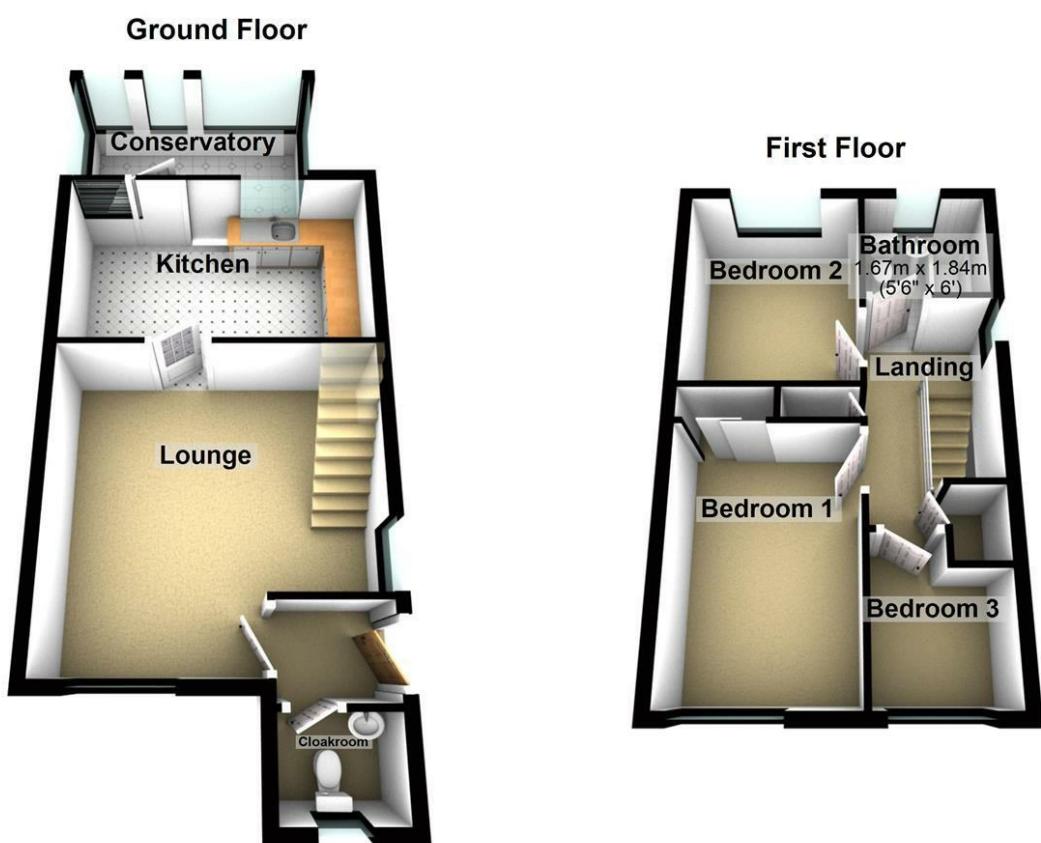


• Chain Free	• Freehold	• Sought After Location
• Three Bedroom Semi Detached	• Garage & Driveway	• Gardens to Front Rear & Side
• Situated in a Cul-De-Sac Entrance Lobby	• Council Tax Band B	• Energy Rating C
Double glazed entrance door and radiator.	Bedroom 2 10'2" x 8'7" (3.12 x 2.63) Double glazed window and radiator.	Broadband: Highest available Speeds: Download: 1000 Mbps Upload: 1000 Mbps
Kitchen 8'5" x 15'1" (2.59 x 4.60) Fitted with a base of range units with work surfaces over, sink unit, radiator, double glazed window, double glazed door to conservatory.	Bedroom 3 7'2" x 6'2" (2.19 x 1.89) Double glazed window and radiator.	Mobile Indoor: EE - Likely Three - Likely 02 - Likley Vodafone - Likely Mobile Outdoor: EE - Likely Three - Likely 02 - Likley Vodafone - Likely
Cloakroom 5'8" x 4'7" (1.73 x 1.40) WC, wash hand basin, double glazed window and radiator.	Bathroom 5'6" x 6'0" (1.68 x 1.84) Comprising; Bath with shower over, WC and wash hand basin. tiled walls, radiator and double glazed window.	We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.
Lounge 15'10" x 15'1" (4.83 x 4.60) Double glazed window, fireplace, 3 radiators, staircase leading to the first floor. cupboard under the stairs.	Garage There is a single garage situated to the side of the property together with space for off street parking.	FLOOD RISK: Yearly chance of flooding: Surface water: Very low. Rivers and the sea: Very low.
Conservatory 6'5" x 12'1" (1.97 x 3.70) Lighting & power points. sliding door paved area to the rear together with leading to the rear garden.	External There are gardens to the front and side which are laid to lawn together with planted beds. There is a small paved area to the rear together with a side access gate.	CONSTRUCTION: Traditional This information must be confirmed via your surveyor and legal representative.
Stairs To First Floor Landing Double glazed window and Storage Cupboard.	Material Information COMPLETE LS	
Bedroom 1 12'2" x 8'7" (3.72 x 2.63) Built-in sliding door wardrobes, double glazed window and radiator.	BROADBAND AND MOBILE: At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk	





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		83
(69-80) C	70	
(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	