



## 60 Aysgarth Avenue , Hadrian Park, NE28 9XZ

\*\*\*\* RECENTLY MODIFIED & IMPROVED TO GROUND FLOOR \*\*\*\* REDUCED BY £15,000 \*\*\*\*

\*\* EXTENDED FOUR BEDROOM DETACHED HOUSE WITH EN-SUITE TO MASTER BEDROOM \*\*

\*\* SPACIOUS LOUNGE & FAMILY ROOM \*\* MODERN KITCHEN WITH DINING AREA \*\* UTILITY ROOM \*\*

\*\* OFF STREET PARKING FOR TWO VEHICLES \*\* BEAUTIFULLY PRESENTED \*\* CHAIN FREE \*\*

\*\* MODERN REFITTED BATHROOM \*\* FANTASTIC FAMILY HOME IN A SOUGHT AFTR LOCATION \*\*

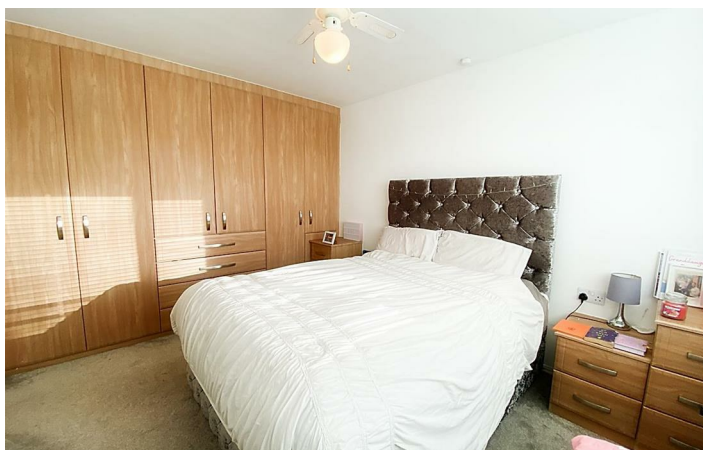
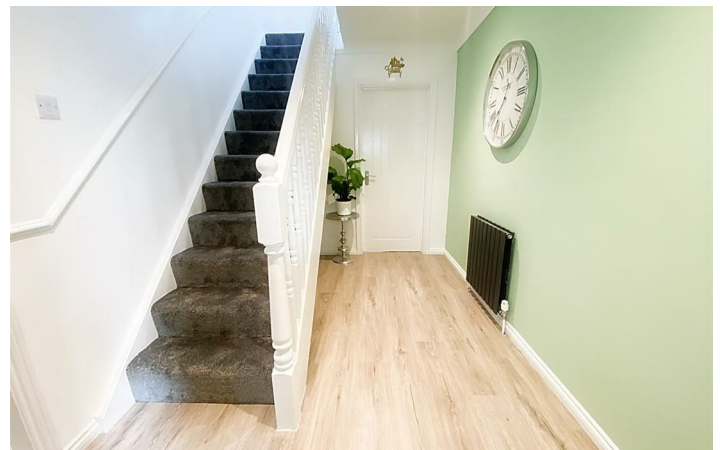
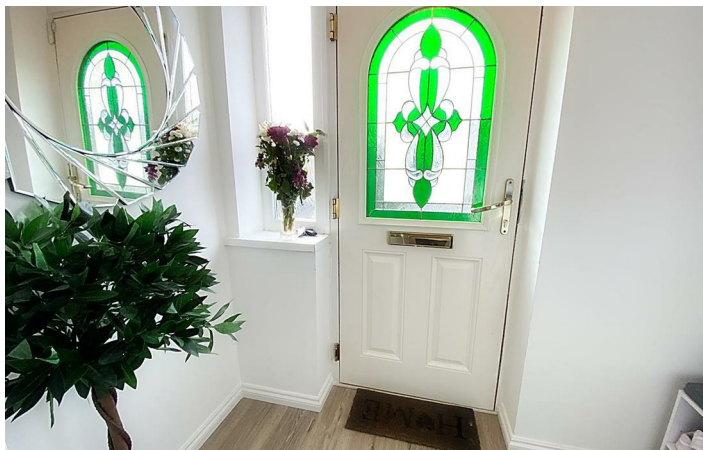
\*\* 999 YEAR LEASE FROM 1964 \*\* COUNCIL TAX BAND C \*\* ENERGY RATING C \*\*

Offers Over £310,000



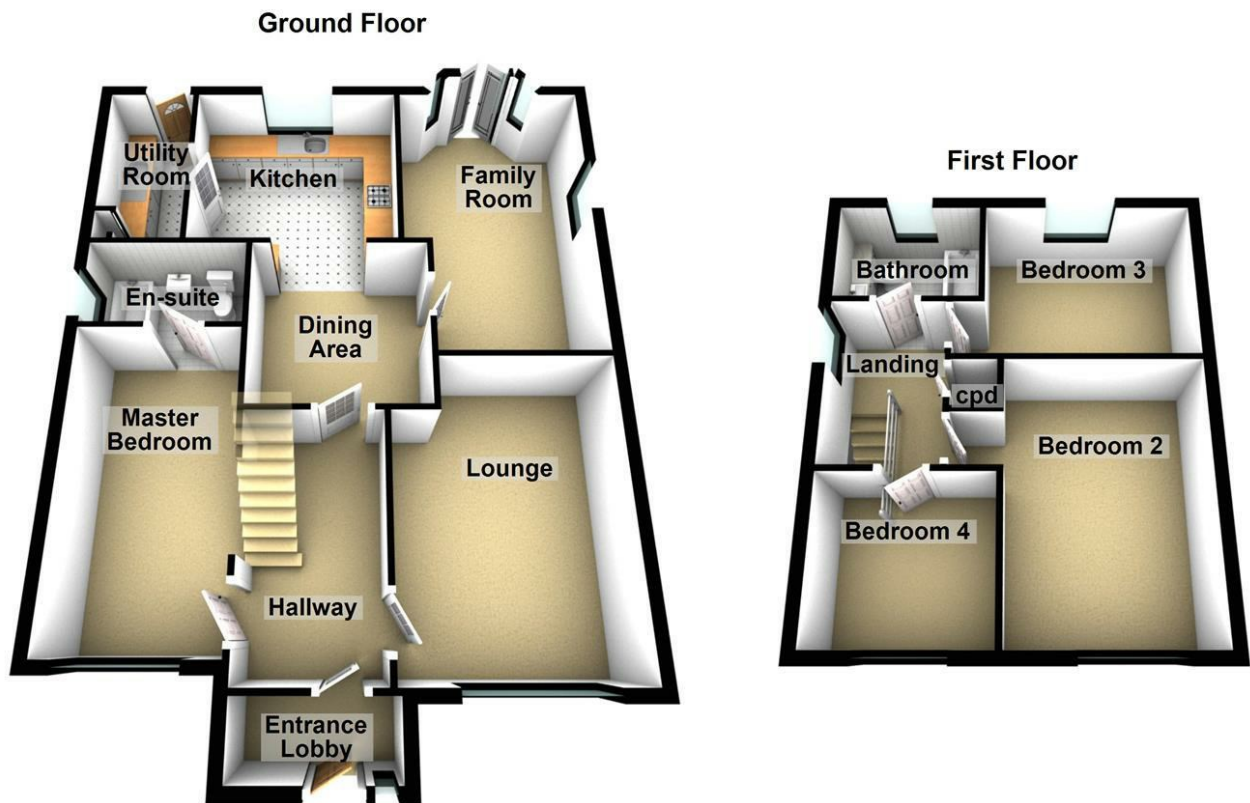
- Extended Four Bedroom Detached House
  - Kitchen & Dining Area
  - 999 Year Lease From 1964
  - Entrance Lobby
  - Hallway
  - Lounge
  - Family Room
  - Dining Area
  - Kitchen
  - Utility Room
  - En-Suite To Master Bedroom
  - Spacious Lounge & Family Room
  - Council Tax Band C
  - Master Bedroom
  - En-Suite
  - Landing
  - Bedroom 2
  - Bedroom 3
  - Bedroom 4
  - Bathroom
  - Utility Room
  - Off Street Parking For Two Vehicles
  - Energy Rating C
  - External
- Externally there is a garden to the front which is laid to lawn together with planted beds and decorative paving providing ample space for off street parking. The rear garden has lawn, planted beds and patio areas.
- 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  
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 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	