

46 Praetorian Drive , Wallsend, NE28 6RQ

** 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. **

** THREE BEDROOM MID TERRACE HOUSE ** OFF STREET PARKING ** GREAT FIRST BUY **

** CUL-DE-SAC LOCATION ** CLOSE TO SCHOOLS & NEARBY SHOPPING FACILITIES **

** 999 YEAR LEASE FROM 1996 ** COUNCIL TAX BAND A ** ENERGY RATING C **

** WALLSEND METRO 0.3 MILES - 6 min WALK ** NEWCASTLE CITY CENTRE 3.3 MILES AWAY **

O.I.R.O £160,000



- Great First Buy
- Low Maintenance Rear Garden

- Sought After Area

Entrance

4'1" x 3'5" (1.24 x 1.04)

Composite door opening into lobby. Door providing access into the pleasant open plan lounge

Open Plan Lounge

12'11" x 12'10" (3.94 x 3.91)

Double glazed bow window with plantation shutters to the front elevation, staircase leading to the first floor landing, radiator, laminate flooring, access into the dining kitchen, coving to the ceiling.

Kitchen/Diner

9'0" x 12'10" (2.74 x 3.91)

Fitted with a range of wall and base units, work surfaces, tiling to walls, sink, built in gas hob, oven and extractor hood, double glazed window with plantation shutters, French doors into rear garden, radiator.

First Floor Landing

Access into the bedrooms and bathroom.

Bedroom One

11'10" x 10'7" (3.61 x 3.23)

Double glazed window with plantation shutters to the rear elevation, radiator, laminate flooring. Loft access.

Bedroom Two

10'5" x 7'7" (3.18 x 2.31)

Double glazed window with plantation

- Three Bedrooms
- Off Street Parking

- Council Tax Band A

shutters to the front elevation, radiator, laminate flooring.

Bedroom Three

6'8" x 7'7" (2.03 x 2.31)

Double glazed window to the front elevation, radiator, cupboard

Bathroom

6'0" x 7'9" (1.83 x 2.36)

A white suite comprising; bath with overhead shower, WC, wash hand basin, tiling to the walls, radiator and double glazed window.

External

There is a garden and driveway to the front of the property. To the rear a low maintenance garden with planted borders, fenced perimeter and shed for storage.

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.

- Kitchen Diner
- Close to Local Amenities, Schools and Good Transport Links
- Energy Rating - C

EE- Good outdoor, variable in-home

O2- Good outdoor

Three - Good outdoor, variable in-home

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.

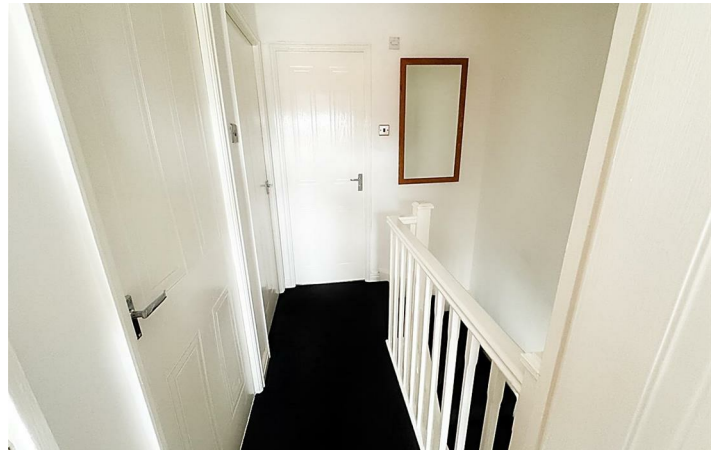
CONSTRUCTION:

Traditional

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

Leasehold

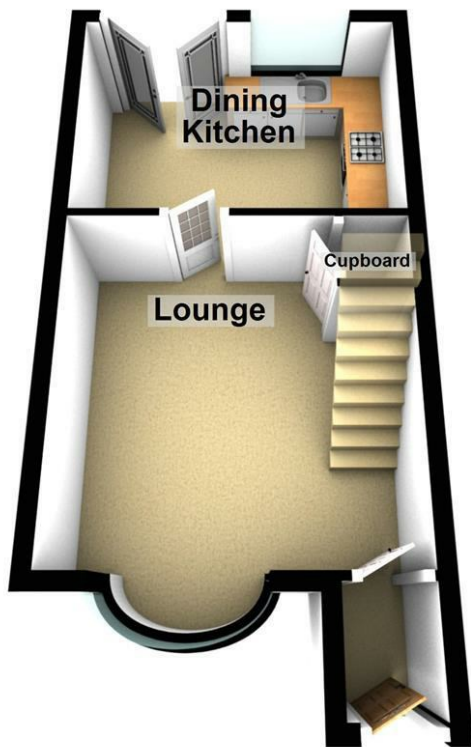
999 years from 1 January 1996 with Ground Rent payable at £45 per annum. This must be confirmed via your conveyancer.



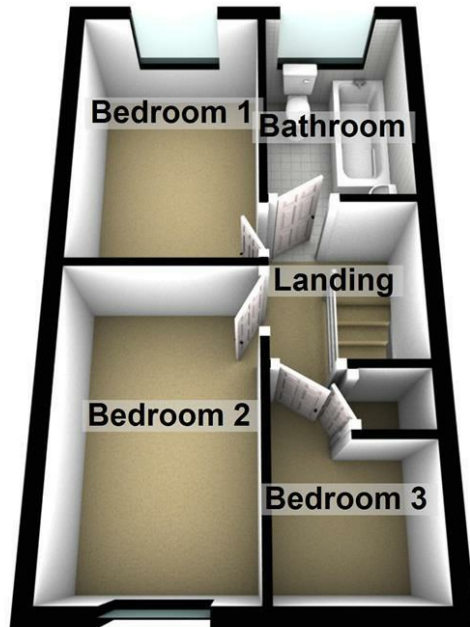


Floor Plan

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.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
 Tel: 0191 295 3322 Email: info@next2buy.com <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	83
(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	