

## 75 Chelford Close Hadrian Park, Wallsend, NE28 9YE

\*\* 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. \*\*

\*\* CHAIN FREE \*\* FREEHOLD\*\* TWO BEDROOM MID TERRACE HOUSE \*\* ALLOCATED PARKING \*\*

\*\* GREAT FIRST TIME BUY \*\* POPULAR LOCATION \*\* FRONT AND REAR GARDEN \*\*

\*\* CLOSE TO LOCAL AMENITIES, SCHOOLS, TRANSPORT LINKS AND MAJOR ROAD LINKS \*\*

\*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\*

**Offers Over £120,000**



- Chain Free
- Great First Time Buy
- Freehold
- Two Bedroom Mid Terrace House
- Low Maintenance Rear Garden
- Allocated Parking
- Close to Local Amenities, Schools, Transport links and Major Road Links

**Entrance Lobby**

4'3" x 3'8" (1.32 x 1.13 )  
UPVC Door into inner lobby.

**Lounge**

14'0" x 11'6" (4.27 x 3.52 )  
Open plan lounge with stairs to first floor. Double glazed bow window and radiator.

**Kitchen**

11'5" x 7'9" (3.50 x 2.37)  
Fitted with range of floor and wall units with complimentary worktops, sink, built in gas hob with overhead extractor hood and electric oven and plumbed for washing machine. Double glazed window and UPVC door to rear garden and radiator.

**Stairs to first floor & Landing**

Access to bedrooms and shower room.

**Bedroom 1**

11'6" x 8'5" (3.53 x 2.58)  
Double glazed window to the rear of the property, radiator.

**Shower Room**

6'5" x 4'10" (1.97 x 1.49 )  
Fitted with shower cubicle, WC, and wash hand basin set in vanity unit. Panelling to walls, radiator and extractor fan.

**Bedroom 2**

11'6" max x 6'5" (3.52 max x 1.98 )  
Double glazed window, radiator, cupboard.

**External**

There is a garden to the front of the property, low maintenance split level garden to the rear and allocated parking bay close by.

**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, variable in-home  
O2- Good outdoor, variable in-home  
Three- Good outdoor  
Vodafone - Good outdoor, variable in-home  
We recommend potential purchasers contact the relevant

• Energy Rating C suppliers before proceeding to purchase the property.

**FLOOD RISK:**

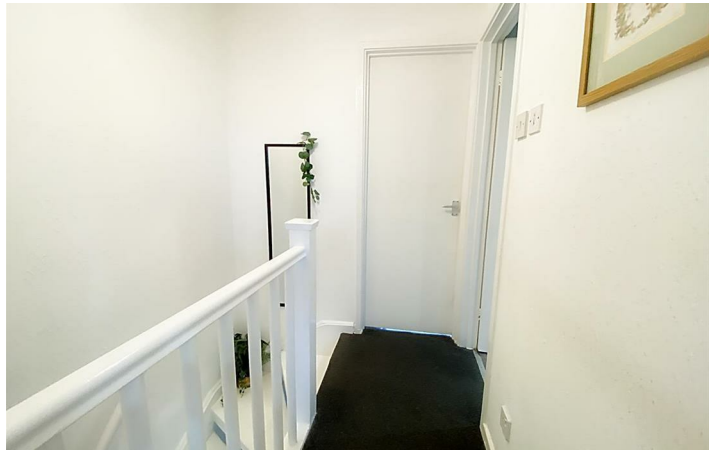
Yearly chance of flooding:  
Surface water: Very low.  
Rivers and the sea: Very low.

**CONSTRUCTION:**

Non Standard Construction - Timber Frame

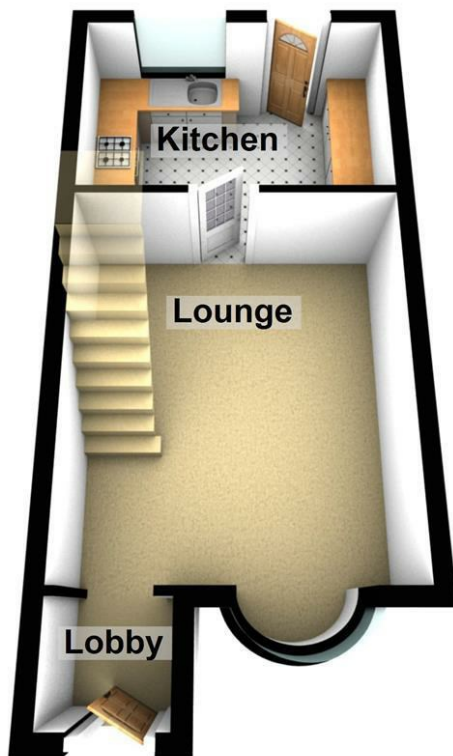
This information must be confirmed via your surveyor and legal representative.



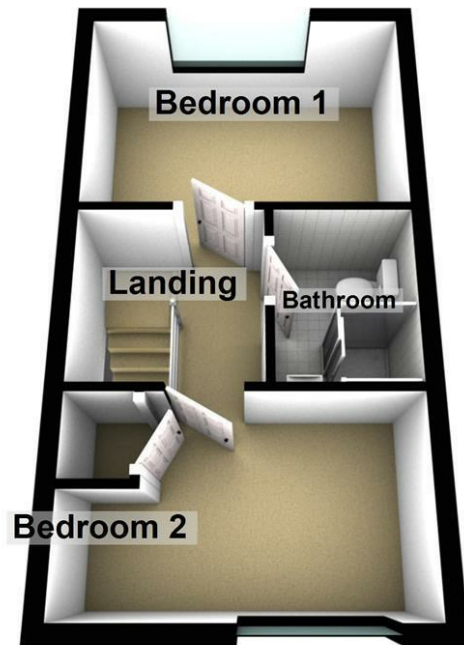


# Floor Plan

**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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	