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20 Walton Gardens

Hadrian Village, Wallsend, NE28 0BP

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.

GUIDE PRICE £210,00 TO £220,000 • CHAIN FREE • WALKING DISTANCE TO METRO STATION •

CLOSE TO A19 AND TYNE TUNNEL FOR COMMUTING • THREE BEDROOMS • GROUND FLOOR WC

MASTER BEDROOM WITH EN SUITE & DRESSING ROOM • WESTERLY FACING REAR GARDEN •

DRIVEWAY PARKING • LEASEHOLD • COUNCIL TAX BAND B • ENERGY RATING C

Guide Price £210,000

3 2 1 C

- Guide Price £210,000 to £220,000
- Chain Free
- Within Walking Distance to Howdon Metro Station
- Master Bedroom with Dressing Room & En Suite
- Westerly Aspect Rear Garden
- Easy Access to A19 and Tyne Tunnel for Commuting
- Driveway Parking
- Council Tax Band B
- Energy Rating C

Entrance
Composite entrance door opening into the hall. Staircase leading to the first floor landing, access into the lounge, radiator.

Lounge & Dining Room
21'7" x 14'9" (6.60 x 4.50)
(Measurements into the longest and the widest points) A nice dual aspect room with a double glazed window to the front elevation and double glazed French doors providing access into private rear garden. radiator, access into the kitchen.

Kitchen
14'6" x 8'2" (4.42 x 2.49)
Fitted with a modern range of wall and base units with complementing work surfaces and splash back tiling to walls, stainless steel sink unit with taps and drainer board, built in gas hob, oven and extractor hood, double glazed window to the rear elevation, radiator, access into the cloakroom/WC, double glazed French doors leading into the rear garden, plumbing for washing machine.

Cloakroom WC
5'2" x 2'9" (1.60 x 0.85)
Comprising: WC and wash hand basin, part tiled walls.

First Floor Landing
Access to two bedrooms, bathroom and staircase leading to the second floor landing, radiator.

Principal Bathroom
7'1" x 6'0" (2.16 x 1.85)
A white three piece suite comprising; bath with overhead shower, WC, wash hand basin, part tiled walls, radiator, double glazed window to the rear elevation.

Bedroom Two
11'1" x 8'5" (3.39 x 2.57)
Double glazed window to the rear elevation, radiator.

Bedroom Three
9'1" x 8'5" (2.77 x 2.59)
Double glazed window to the front elevation, radiator.

Stairs to Second Floor
Access into the master bedroom.

Master Bedroom
12'10" max x 11'5" max (3.93 max x 3.50 max)
Double glazed window to the front elevation, radiator, access into the ensuite shower room and dressing room.

Dressing Room
7'3" x 7'2" (2.23 x 2.20)
Hanging rails, power points and lighting.

En Suite
7'3" x 7'4" (2.21 x 2.25)
A three piece suite comprising; shower cubicle, WC and wash hand basin, radiator, part tiles walls, double glazed skylight to the rear elevation.

External
There are gardens to both the front and rear of the property, the latter is a Westerly aspect. This rear garden is enclosed and has a paved area and a decked area. There is a driveway to the front of the property.

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.

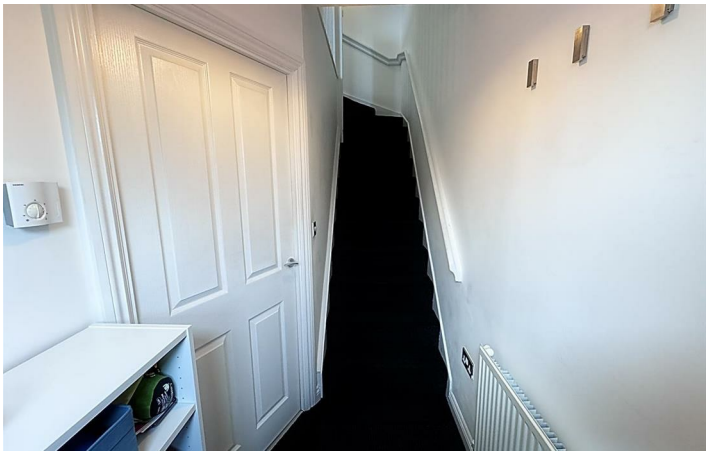
EE - Good outdoor, variable in-home
O2- Good outdoor
Three- Good outdoor and in-home
Vodafone - Good outdoor, variable in-home

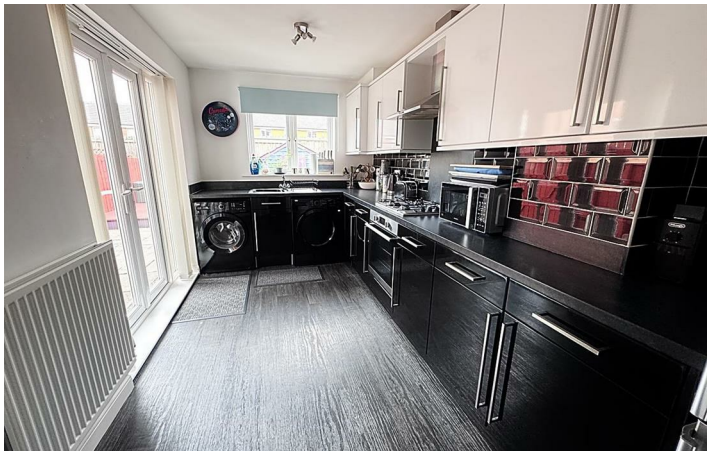
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

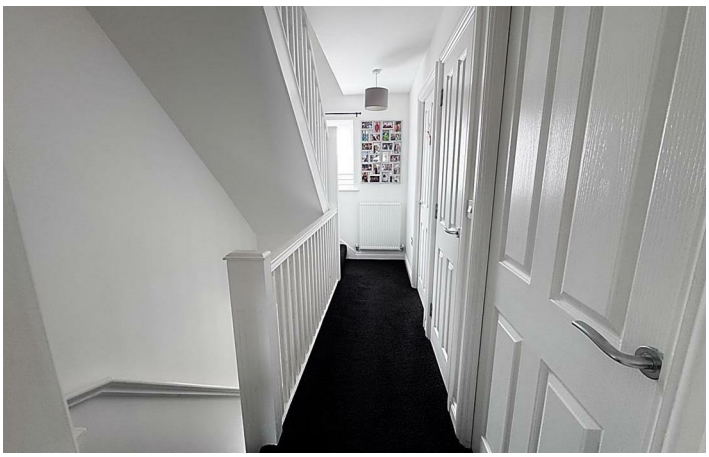
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

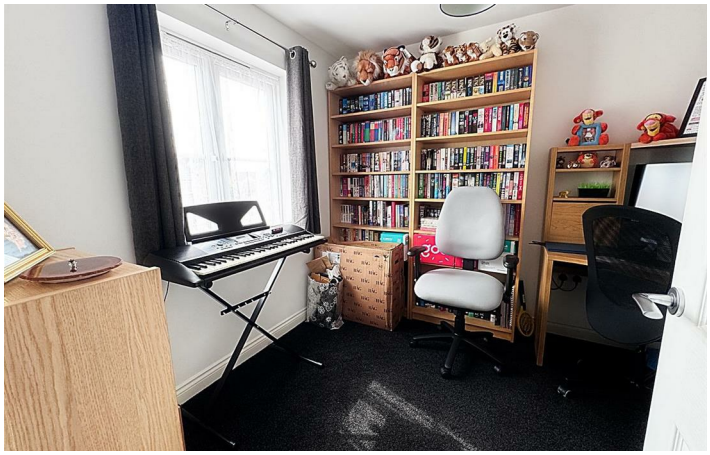
CONSTRUCTION:
Traditional.
This information must be confirmed via your surveyor and legal representative.

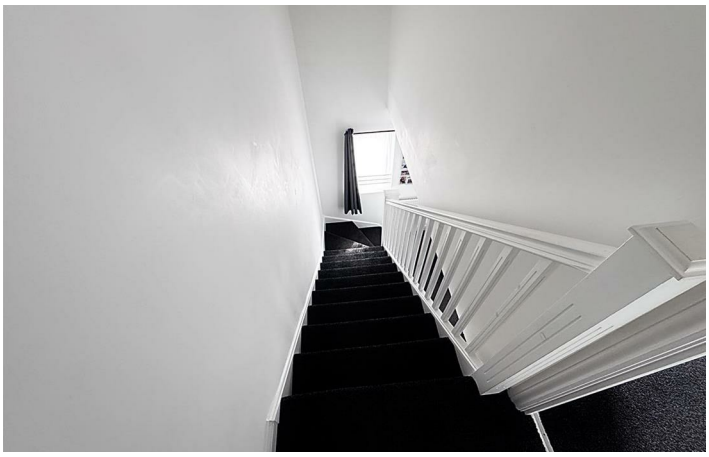
Leasehold
Leasehold 125 years (less 1 day) from 31 January 2004 - we have been advised by the seller that service charges are £177.98 per annum. This information must be confirmed with your conveyancer.



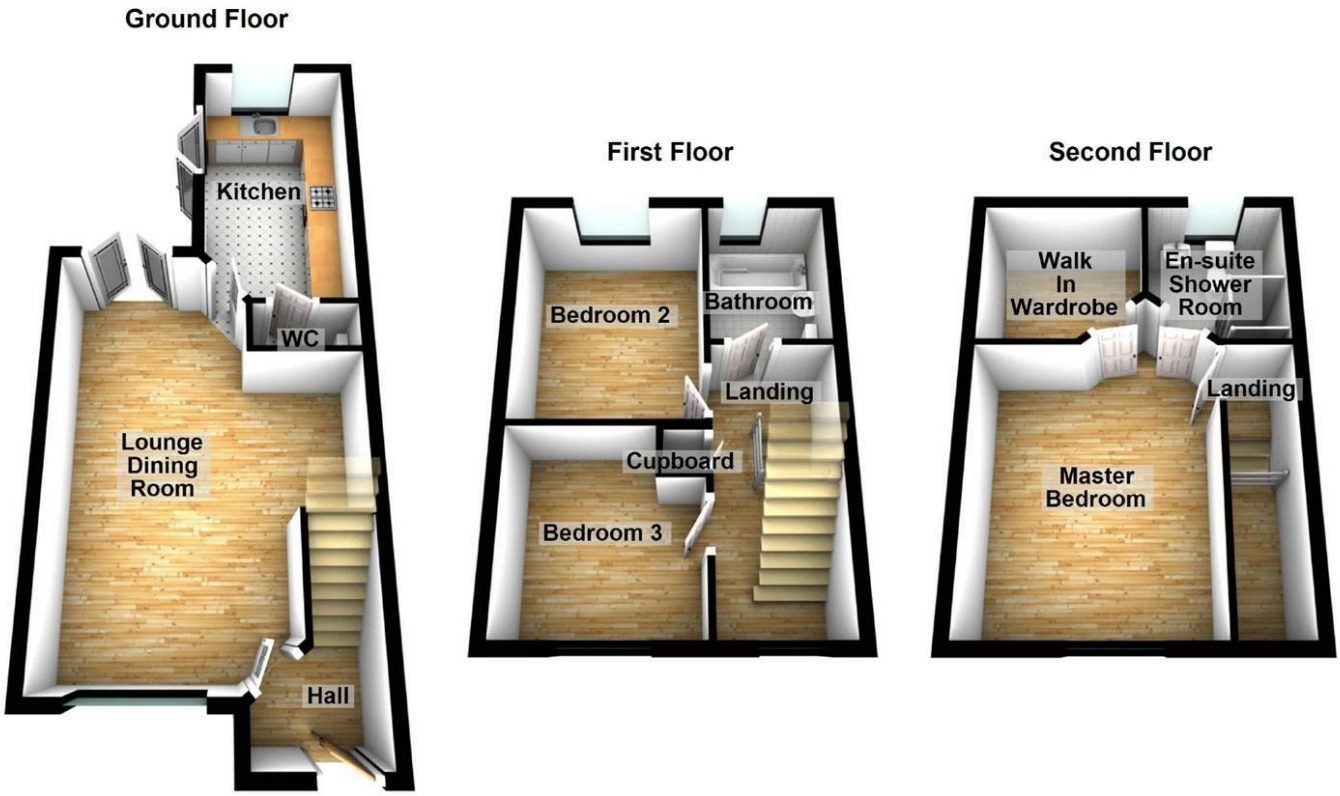








Floor Plan



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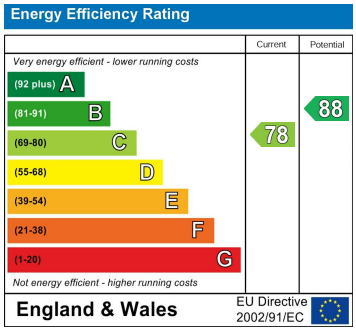

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