



## 107 Cheadle Avenue

Hadrian Park, Wallsend, NE28 9QP

- BEAUTIFULLY PRESENTED THROUGHOUT • THREE BEDROOM SEMI DETACHED HOUSE •
- MODERN KITCHEN/DINER • LOVELY SOUTH FACING REAR GARDEN • NEARBY SCHOOLS •
- ROAD LINKS TO THE A1058 COAST ROAD & A19 • GARAGE & OFF STREET PARKING TO FRONT •
- A LOVELY FAMILY HOME IN A HIGHLY SOUGHT AFTER LOCATION • COUNCIL TAX BAND C •
- FREEHOLD • ENERGY RATING TBC •

**Offers Over £245,000**



- Three Bedroom Semi Detached House
- Beautifully Presented Throughout
- Stunning Kitchen/Diner
- Lovely South Facing Rear Garden
- Garage & Off Street Parking
- Highly popular Location
- Freehold
- Council Tax Band C
- Energy Rating TBC

#### Porch

Double glazed entrance door with window to the side, cupboard, tiling to floor and inner door leading into the hallway.

#### Hallway

Stairs to the first floor landing, radiator.

#### Lounge

12'7" x 12'2" (3.86 x 3.73)

Double glazed window, radiator.

#### Kitchen/Diner

18'8" x 9'5" (5.71 x 2.88)

Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven and hob with extractor hood over, integrated fridge/freezer, double glazed window, vertical radiators, herringbone wood effect flooring, double glazed French doors leading out to the rear garden.

#### Landing

Double glazed window, cupboard, access to bedrooms and bathroom.

#### Bedroom 1

11'7" x 9'9" (3.55 x 2.98)

Double glazed window, fitted sliding door wardrobes, part panelled feature wall, radiator.

#### Bedroom 2

12'0" x 8'8" (3.67 x 2.66)

Double glazed window, fitted sliding door wardrobe, radiator.

#### Bedroom 3

8'8" x 7'8" (2.66 x 2.36)

Double glazed window, fitted bed and shelving, radiator.

#### Bathroom

7'7" x 5'4" (2.32 x 1.65)

Comprising; bath with shower over, WC and wash hand basin, double glazed window, tiling to walls and floor, ladder style radiator.

#### External

Externally there is a garden to the front which is laid to lawn together with space for off street parking and access to the garage. The rear garden is south facing and has lawn, raised beds and a paved patio. There is also access into the garage from the rear, the garage is plumbed for a washing machine.

#### 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 and in-home

O2-Good outdoor

Three-UK-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:

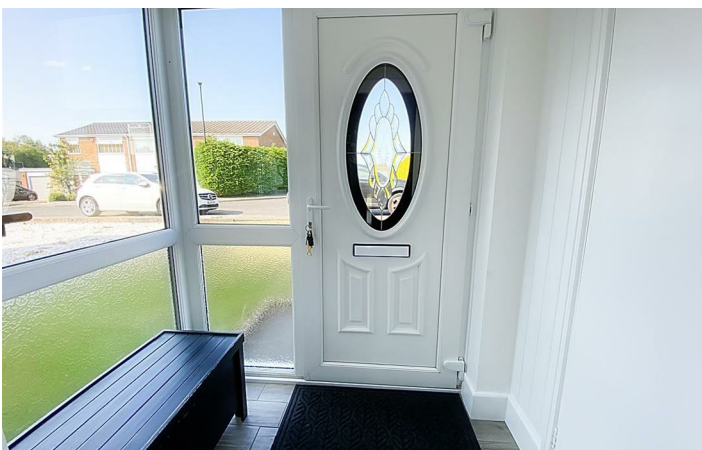
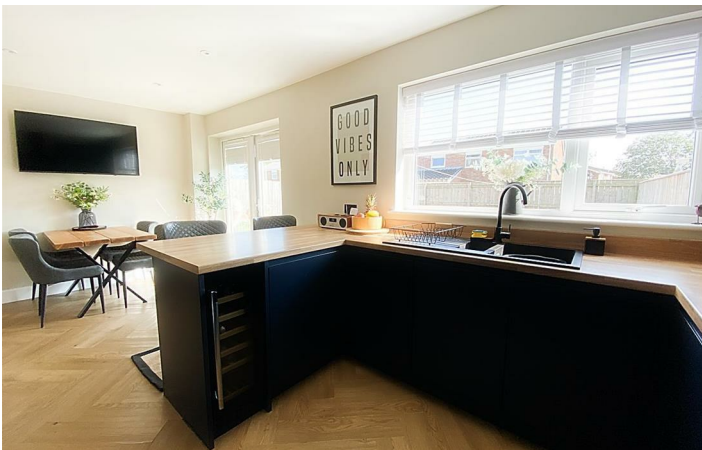
Surface water: Very low.

Rivers and the sea: Very low.

##### CONSTRUCTION:

Traditional

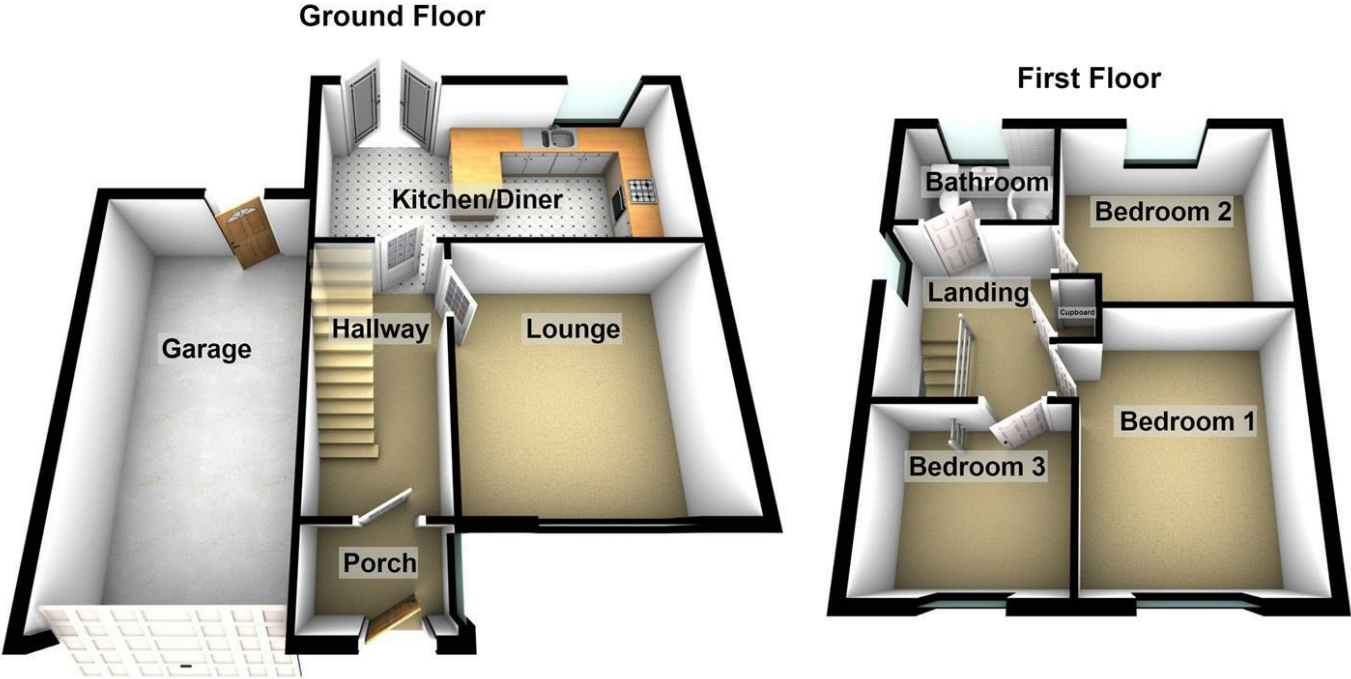
This information must be confirmed via your surveyor and legal representative.







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) <b>A</b>                          |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</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 |         |                                                                                                               |
| England & Wales                             |         | EU Directive 2002/91/EC  |