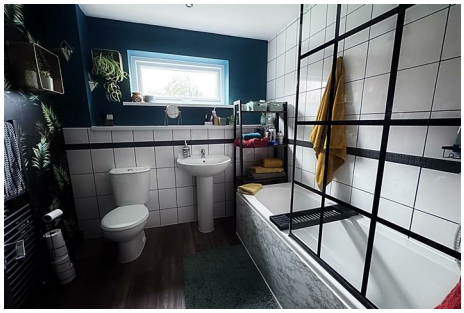
next2buy property retailers make the next step easy



31 Cheadle Avenue

, Hadrian Park, NE28 9QR

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.

GREAT FIRST BUY OR DOWNSIZE • TWO BEDROOM GROUND FLOOR FLAT • PRIVATE REAR GARDEN

GARDEN TO FRONT ALSO • SITUATED ON POPULAR ESTATE OF HADRIAN PARK • OPEN PLAN LIVING •

INTEGRATED APPLIANCES • COUNCIL TAX BAND A • ENERGY RATING C •

999 YEAR LEASE FROM 10.06.1964

Offers Over £115,000

2 1 1 C

- Great First Buy Or Downsize
- Private Rear Garden
- Council Tax Band A
- Very Well Presented
- Popular Area
- Energy Rating C
- Two Bedroom Ground Floor Flat
- Open Plan Lounge/Kitchen
- Leasehold 999 years (less 10 days) from 1 June 1964

Hallway

6'7" x 3'2" (2.01 x 0.99)
Double glazed entrance door, storage cupboard, radiator and laminate flooring.

Open Plan Lounge/Kitchen

23'6" x 11'9" (kitchen 9'6" width)
(7.18 x 3.60 (kitchen 2.90 width))
Open plan living area. The kitchen is 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 and plumbed for washing machine, double glazed window, external door to the rear garden. The lounge area has a double glazed window and radiators.

Bedroom 1

11'8" x 9'6" (3.58 x 2.91)
Double glazed window to the front elevation, radiator, laminate flooring and built in sliding door wardrobe

Bedroom 2

7'9" x 7'3" (2.38 x 2.22)
Double glazed window to the rear elevation, radiator and laminate flooring.

Bathroom

8'1" x 7'8" (2.47 x 2.35)
Comprising; bath with overhead shower, WC and a wash hand basin, part tiled walls, ladder style radiator, double glazed window to the rear elevation.

External

There is a lawned garden to the front of the property and to the rear there is a private garden which has decking and has artificial turf with a fenced perimeter.

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

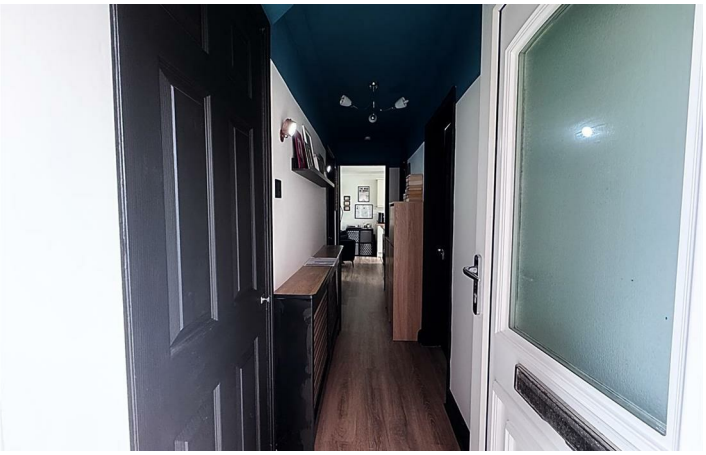
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

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

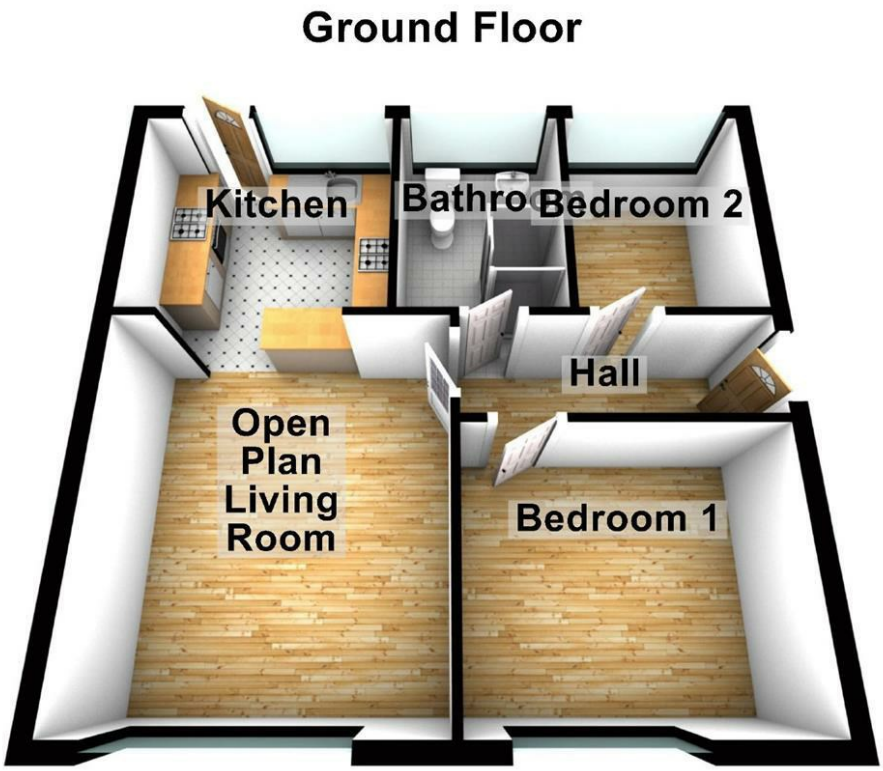
Leasehold 999 years (less 10 days) from 1 June 1964. We have been advised the Ground Rent is £20 per annum currently paid in two installments. This information must be confirmed via your legal representative.



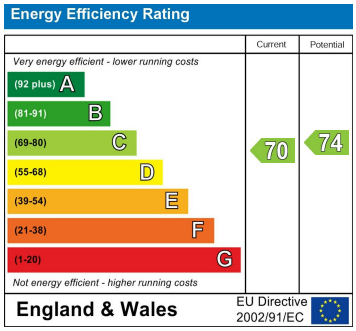
THE WAR ON DRUGS
2022

TRAVEL BY
BULLET TRAIN
JAPAN
NEWCASTLE
TITANIC

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.



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