



Hadrian Wynd, Wallsend



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £279,950

Description

WELL PRESENTED THREE BEDROOM DETACHED PROPERTY WITH A GARAGE SITUATED WITHIN A CUL-DE-SAC IN THIS POPULAR DEVELOPMENT IN WALLSEND - OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well presented three bedroom detached property in Wallsend positioned within a cul-de-sac. Benefitting from modern open plan living, private garden, garage and parking.

Briefly comprising: Entrance hallway leads to the open plan lounge/kitchen/diner. Boasting bright and airy accommodation with glazed bi-folding doors opening out to the rear garden. The kitchen has fitted wall and base units, integrated appliances include a gas hob, AEG oven, microwave, extractor fan, fridge/freezer and dishwasher. An understairs cupboard provides storage as well as plumbing for a washing machine. A separate W.C. is accessed from the entrance hallway.

To the first floor are three bedrooms, two of which are doubles and one boasts fitted sliding wardrobes. The modern bathroom comprises a bath with shower over, hand basin within a vanity unit, W.C. and heated towel rail.

Externally to the rear is a good sized private garden laid to lawn with a paved patio. Side access leads to the front where there is a detached garage.

This property is situated within this modern development, ideally located for shops and local transport links, good schooling as well as offering easy access to major road links. Silverlink Shopping Park is within easy reach offering a good selection of high street shops.

Entrance Vestibule

W.C.

Lounge/Diner

17'8" x 16'11"

Kitchen Area

7'3" x 6'7"

Bedroom One

10'0" x 9'2"

Bedroom Two

11'2" x 9'2"

Bedroom Three

8'1" x 7'1"

Bathroom

7'11" x 5'7"

Externally

To the rear is a good sized private garden laid to lawn with a paved patio. Side access leads to the front where there is a detached garage.

Tenure

Freehold

