



30 Leicester Close Hadrian Lodge, Wallsend, NE28 9YY

** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH **

** THREE BEDROOM END OF TERRACE HOUSE ** READY TO MOVE INTO ** FREEHOLD **

** MODERN KITCHEN WITH INTEGRATED APPLIANCES INCLUDED ** FRONT AND REAR GARDENS**

** GARAGE IN NEARBY BLOCK ** ELECTRIC HEATERS ** CLOSE TO LOCAL AMENITIES **

** COUNCIL TAX BAND B ** ENERGY RATING E **

Offers Over £165,000



- Three Bedroom End Of Terrace House
- Garage
- Freehold
- Ready to Move Into House
- Gardens
- Energy Rating E
- Modern Kitchen With Integrated Appliances
- Popular Location
- Council Tax Band B

Entrance

7'5" x 4'10" (2.26 x 1.47)

Double glazed door into the lounge.

Lounge

15'8" x 14'9" (4.78 x 4.50)

Double glazed bow window, staircase leading to first floor landing, glazed door providing access to kitchen. Electric heater.

Kitchen

13'9" x 8'6" (4.20 x 2.58)

Double glazed window with a range of wall and floor units with countertops, sink, integrated dishwasher, washing machine and fridge freezer, built oven and hob with extractor hood. Double glazed door with access into the private rear garden. LVT style flooring.

Landing

Modern banister with electric storage heater, leading to shower room and bedrooms.

Bedroom One

11'7" x 8'3" (3.53 x 2.52)

Double glazed window.

Bedroom Two

10'10" x 8'2" (3.30 x 2.49)

Double glazed window.

Bedroom Three

8'5" x 5'4" (2.57 x 1.62)

Double glazed window.

Shower Room

5'9" x 6'1" (1.74 x 1.85)

Double glazed window, vanity unit with WC and hand wash basin. shower cubicle, tile style cladding to walls.

External

There is a low maintenance front garden and rear garden. There is also a single garage in a separate block to the rear of the property.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 1000 Mbps

Mobile: Outdoor EE>Likely Three>

Likely O2>Likely Vodafone>Likely

Indoor EE Limited, Three None, O2

Limited, Vodafone Likely

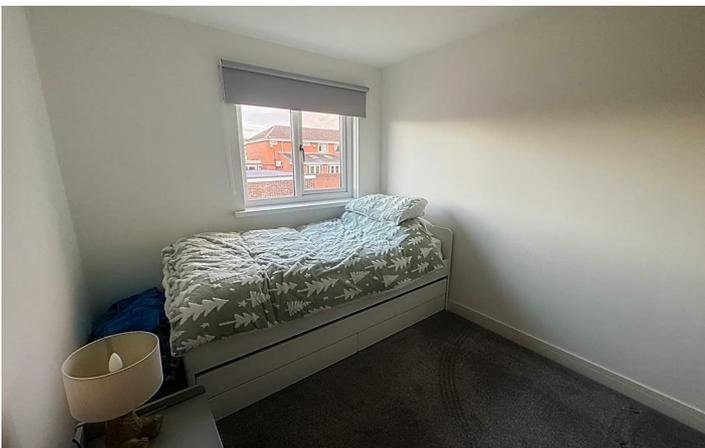
Flood Risks

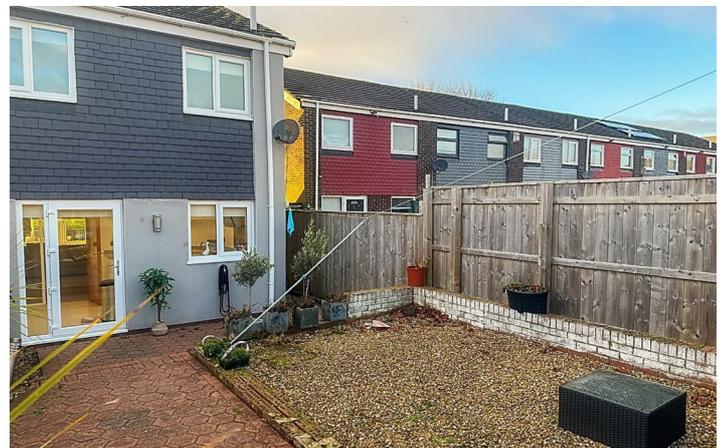
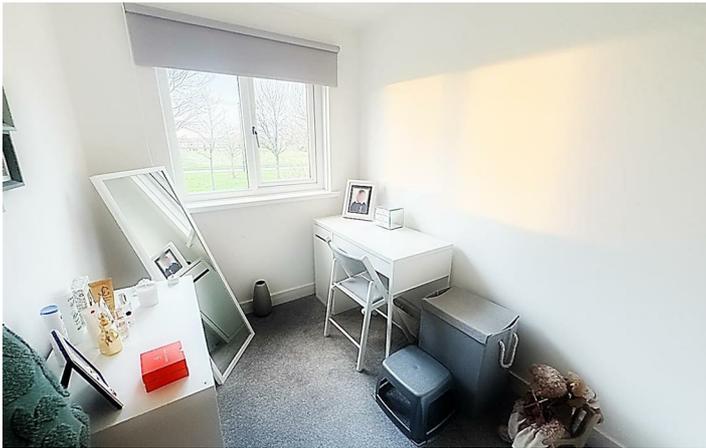
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Yearly chance of flooding:

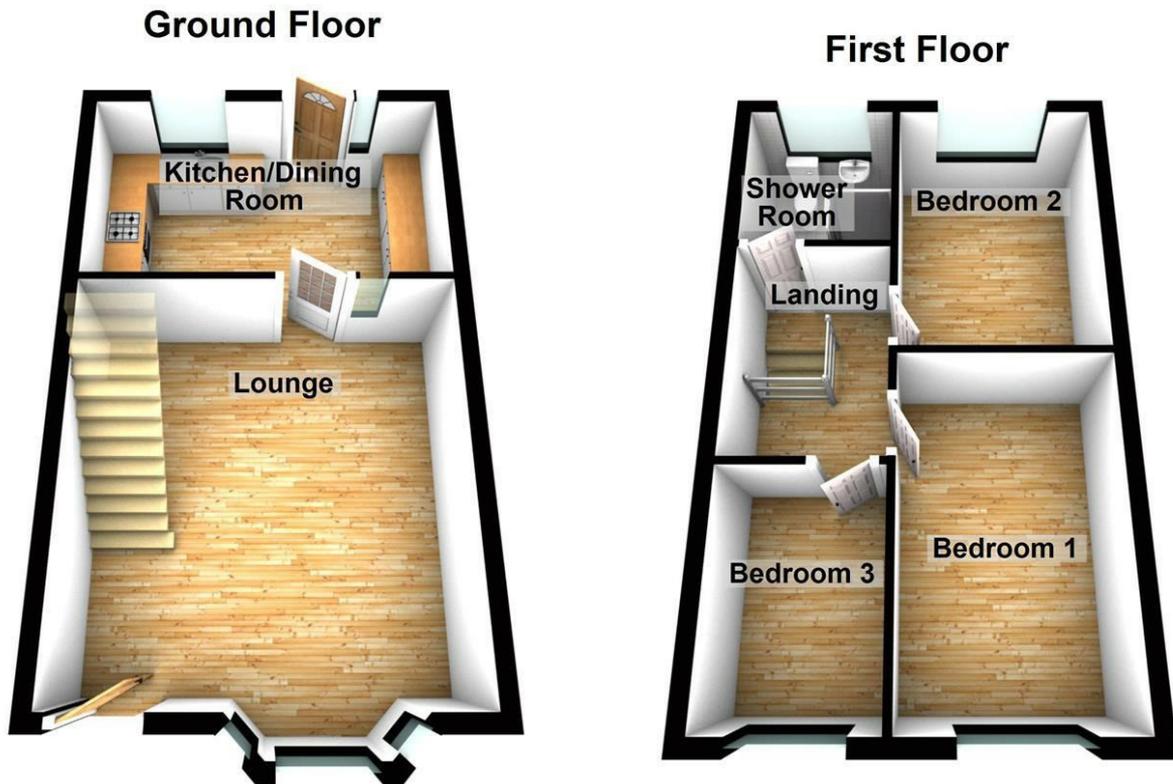
Rivers and the sea: Very Low

Surface water: Low





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 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) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	