



## 43 Housesteads Close

Hadrian Village, Wallsend, NE28 0BQ

\*\* SPACIOUS SEMI DETACHED TOWNHOUSE \*\* FOUR GOOD SIZE BEDROOMS \*\* FREEHOLD \*\*

\*\* TWO EN-SUITES & FAMILY BATHROOM \*\* DOWNSTAIRS WC \*\* OFF STREET PARKING \*\*

\*\* MODERN KITCHEN/DINING/FAMILY ROOM \*\* \*\* BEAUTIFULLY PRESENTED \*\* NEW BOILER 2025

\*\* LOVELY SOUTHERLY ASPECT GARDEN TO REAR WITH PLEASANT ASPECT \*\* ENERGY RATING C \*\*

\*\* COUNCIL TAX BAND D \*\*

**Price £280,000**



- Four Bedroom Semi Detached Townhouse
- Downstairs WC
- Freehold
- Two En-Suites & Family Bathroom
- Off Street Parking To Front
- Council Tax Band D
- Superb Modern Kitchen/Dining/Family Room
- South Facing Garden To Rear
- Energy Rating C

#### Hallway

Double glazed entrance door, stairs to the first floor, laminate flooring, radiator.

#### WC

4'6" x 3'10" (1.38 x 1.19)

WC, wash hand basin, laminate flooring, radiator.

#### Kitchen Area

14'11" x 9'8" max (4.57 x 2.96 max)

Fitted with a modern range of wall and base units with work surfaces over, hob with extractor hood over, integrated oven, microwave, dishwasher and washing machine, sink unit, Double glazed window, laminate flooring, storage cupboard, open plan to dining/family area.

#### Family/Dining Area

24'2" x 8'2" (7.38 x 2.51)

Double glazed French doors leading out to the rear garden, laminate flooring, radiators.

#### First Floor Landing

Storage cupboard, radiator, stairs to the second floor landing.

#### Lounge

17'5" x 11'8" (5.33 x 3.57)

Double glazed window, radiators, double glazed French doors opening to a Juliette balcony.

#### Bedroom 1

16'6" into robe x 9'10" (5.03 into robe x 3.01)

Double glazed window, fitted sliding door wardrobes, radiator.

#### En-Suite

7'2" x 7'3" max (2.20 x 2.21 max)

Double glazed window, shower cubicle, WC, wash hand basin, part tiled walls, radiator.

#### Second Floor Landing

Cupboard.

#### Bedroom 2

12'0" min x 10'2" (3.67 min x 3.12)

Double glazed window, laminate flooring, radiator.

#### En-Suite

5'8" max x 6'11" (1.73 max x 2.11)

Shower cubicle, WC, wash hand basin, part tiled walls, radiator.

#### Bedroom 3

10'5" x 10'2" (3.20 x 3.11)

Double glazed window, laminate flooring, radiator.

#### Bedroom 4

12'0" x 7'0" (3.67 x 2.14)

Double glazed window, laminate flooring, radiator.

#### Bathroom

7'3" x 6'11" (2.22 x 2.11)

Comprising; bath, WC and wash hand basin. Double glazed window, part tiled walls, radiator.

#### External

Externally there is a storage area to the front (formerly the garage ) space for off street parking and garden which is laid to lawn. There is a lovely south facing garden to the rear which is not

overlooked, the garden has lawn, decked patio area and 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>

EE-Good outdoor and in-home

O2-Good outdoor and in-home

Three-UK Good outdoor, variable in-home

Vodafone\_Good outdoor and in-home

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

#### FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.

#### CONSTRUCTION:

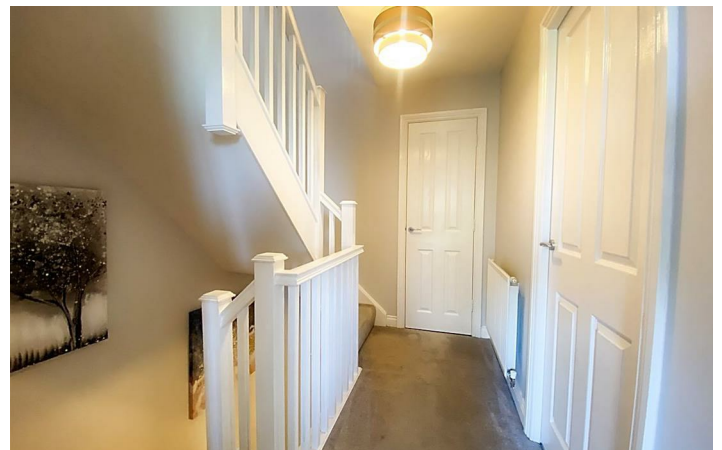
Traditional

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

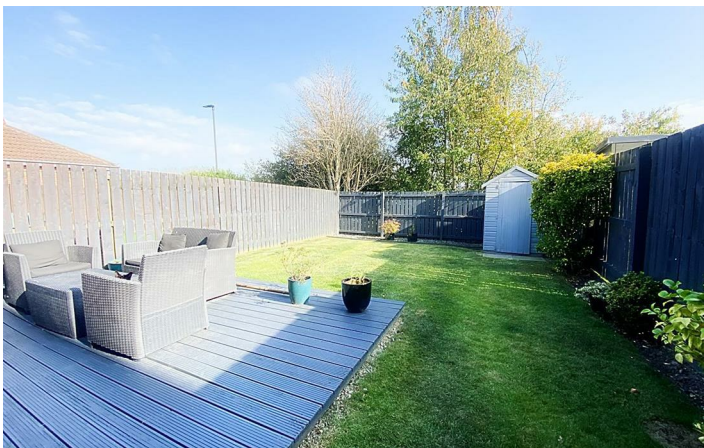






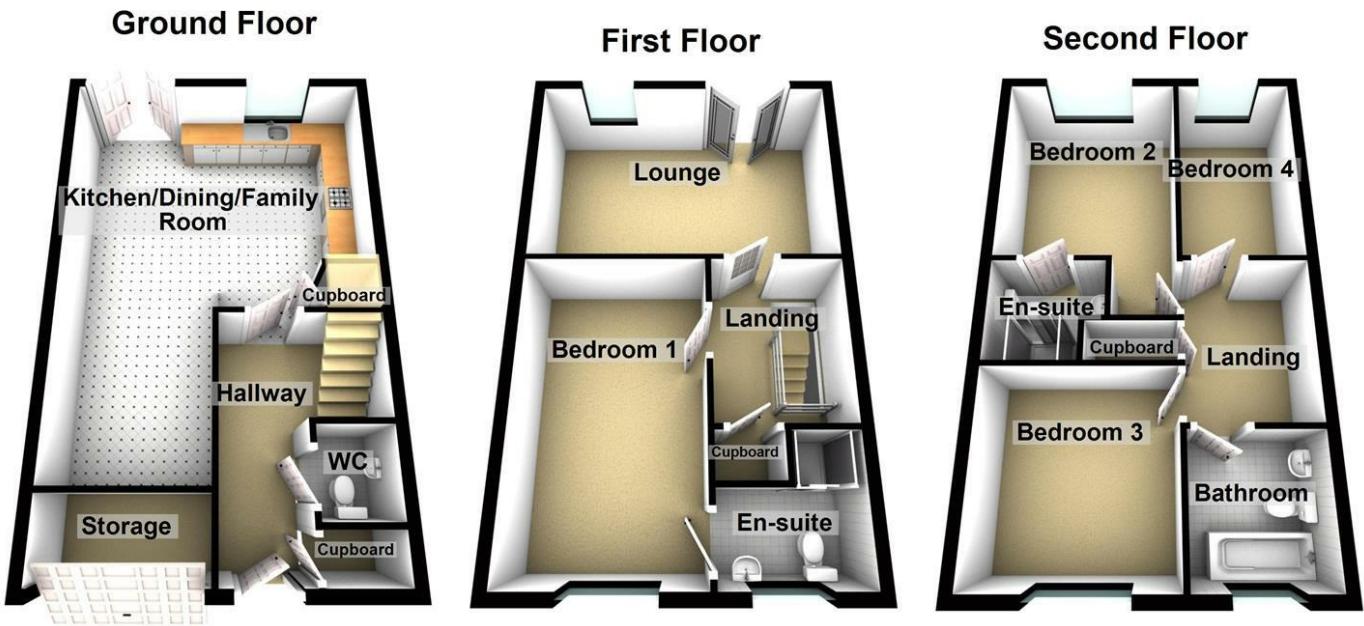








Floor Plan



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) A		
(81-91) B		85
(69-80) C	77	
(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	