



39 Ashburn Road Hadrian Park, Wallsend, NE28 9UL

** 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 TERRACE HOUSE ** IDEAL FIRST TIME BUY ** GARAGE IN NEARBY BLOCK **

** POPULAR LOCATION CLOSE TO LOCAL AMENITIES & EXCELLENT ROAD LINKS ** CHAIN FREE **

** SPACIOUS KITCHEN/DINER ** GARDENS FRONT & REAR ** 999 YEAR LEASE FROM 01/06/1973 **

** COUNCIL TAX BAND B ** ENERGY RATING TBC **

Offers Over £145,000



- Three Bedroom End Terrace House
- Sought After Location
- Council Tax Band B
- Spacious Kitchen/Diner
- Close To Local Amenities
- 999 Year Lease From 01/06/73
- Garage In Nearby Block
- Chain Free
- Energy Rating TBC

Hallway

Double glazed entrance door, stairs to the first floor landing, wood flooring, cupboard and radiator.

Lounge

14'6" x 11'9" (4.42 x 3.59)
Double glazed window, fireplace with living flame effect gas fire, wood flooring, radiator.

Kitchen/Diner

17'6" x 10'10" (5.35 x 3.31)
Fitted with wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed window, tiling to floor, storage cupboard, radiator and double glazed French doors leading out to the rear garden.

Landing

Cupboard housing the boiler.

Bedroom 1

11'10" x 9'4" (3.62 x 2.86)
Double glazed window, sliding door wardrobe, radiator.

Bedroom 2

10'4" x 8'9" (3.17 x 2.68)
Double glazed window, sliding door wardrobe, radiator.

Bedroom 3

7'11" x 7'11" (2.43 x 2.42)
Double glazed window, radiator.

Shower Room

6'10" x 5'6" (2.09 x 1.68)
Comprising; shower cubicle, WC and wash hand basin with fitted furniture surrounding. Double glazed window, panelling to walls, tiling to floor.

External

Externally there are gardens to both the front and rear and a single garage which is situated in a block at the rear of the property.

Lease Information

The property has a 999 year lease dated from 01/06/1973. Ground rent is £25 per year.

Broadband and Mobile

At the time of marketing this information is correct.
Broadband: Highest available
Speeds: Download: 1000 Mbps
Upload: 100 Mbps
Mobile: Indoor EE>Likely Three> Limited 02>Likely Vodafone>Likely
Mobile: EE>Likely Three> Likely 02>Likely Vodafone>Likely

Flood Risks

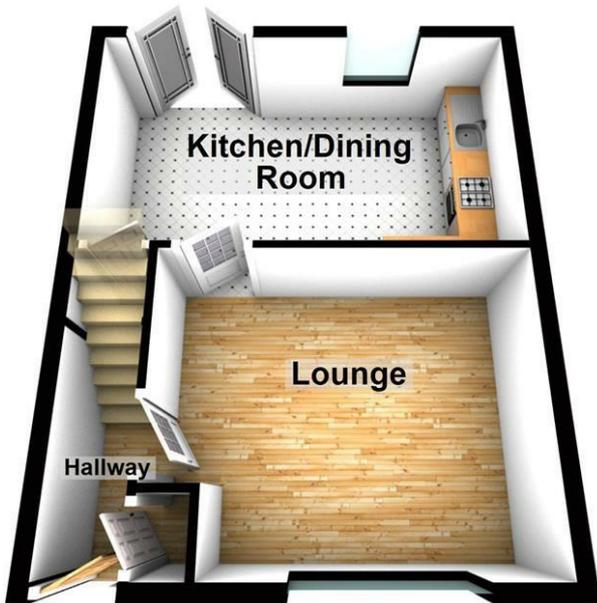
At the time of marketing this information is correct.
Yearly chance of flooding:
Rivers and the sea: Very low risk.
Surface water: Very low risk.





Floor Plan

Ground Floor



First Floor



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			
(81-91) B			85
(69-80) C		70	
(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	