

## 45 Ryedale

Hadrian Lodge West, Wallsend, NE28 8TT

- \*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* HIGHLY SOUGHT AFTER LOCATION \*\*
- \*\* SITUATED IN A CUL-DE-SAC \*\* GARAGE & OFF STREET PARKING \*\* DOWNSTAIRS WC
- \*\* GARDENS TO FRONT & SIDE, PAVED AREA TO REAR \*\* FREEHOLD \*\*
- \*\* CLOSE TO SHOPS, NEARBY SCHOOLS & ROAD LINKS TO THE A1058 COAST ROAD \*\*
- \*\* COUNCIL TAX BAND B \*\* ENERGY RATING C \*\*

Price £200,000



- Chain Free
- Three Bedroom Semi Detached
- Situated in a Cul-De-Sac
- Freehold
- Garage & Driveway
- Council Tax Band B
- Sought After Location
- Gardens to Front Rear & Side

**Entrance Lobby**

Double glazed entrance door and radiator.

**Kitchen**

8'5" x 15'1" (2.59 x 4.60)  
Fitted with a base of range units with work surfaces over, sink unit, radiator, double glazed window, double glazed door to conservatory.

**Cloakroom**

5'8" x 4'7" (1.73 x 1.40)  
WC, wash hand basin, double glazed window and radiator.

**Lounge**

15'10" x 15'1" (4.83 x 4.60)  
Double glazed window, fireplace, 3 radiators, staircase leading to the first floor. cupboard under the stairs.

**Conservatory**

6'5" x 12'1" (1.97 x 3.70)  
Lighting & power points. sliding door leading to the rear garden.

**Stairs To First Floor Landing**

Double glazed window and Storage Cupboard.

**Bedroom 1**

12'2" x 8'7" (3.72 x 2.63)  
Built-in sliding door wardrobes, double glazed window and radiator.

**Bedroom 2**

10'2" x 8'7" (3.12 x 2.63)  
Double glazed window and radiator.

**Bedroom 3**

7'2" x 6'2" (2.19 x 1.89)  
Double glazed window and radiator.

**Bathroom**

5'6" x 6'0" (1.68 x 1.84)  
Comprising; Bath with shower over, WC and wash hand basin. tiled walls, radiator and double glazed window.

**Garage**

There is a single garage situated to the side of the property together with space for off street parking.

**External**

There are gardens to the front and side which are laid to lawn together with planted beds. There is a small paved area to the rear together with a side access gate.

**Material Information**

COMPLETE LS

**BROADBAND AND MOBILE:**

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

**Energy Rating C**

Broadband: Highest available  
Speeds: Download: 1000 Mbps  
Upload: 1000 Mbps  
Mobile Indoor: EE - Likely Three - Likely 02 - Liley Vodafone - Likely  
Mobile Outdoor: EE - Likely Three - Likely 02 - Liley Vodafone - Likely

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.

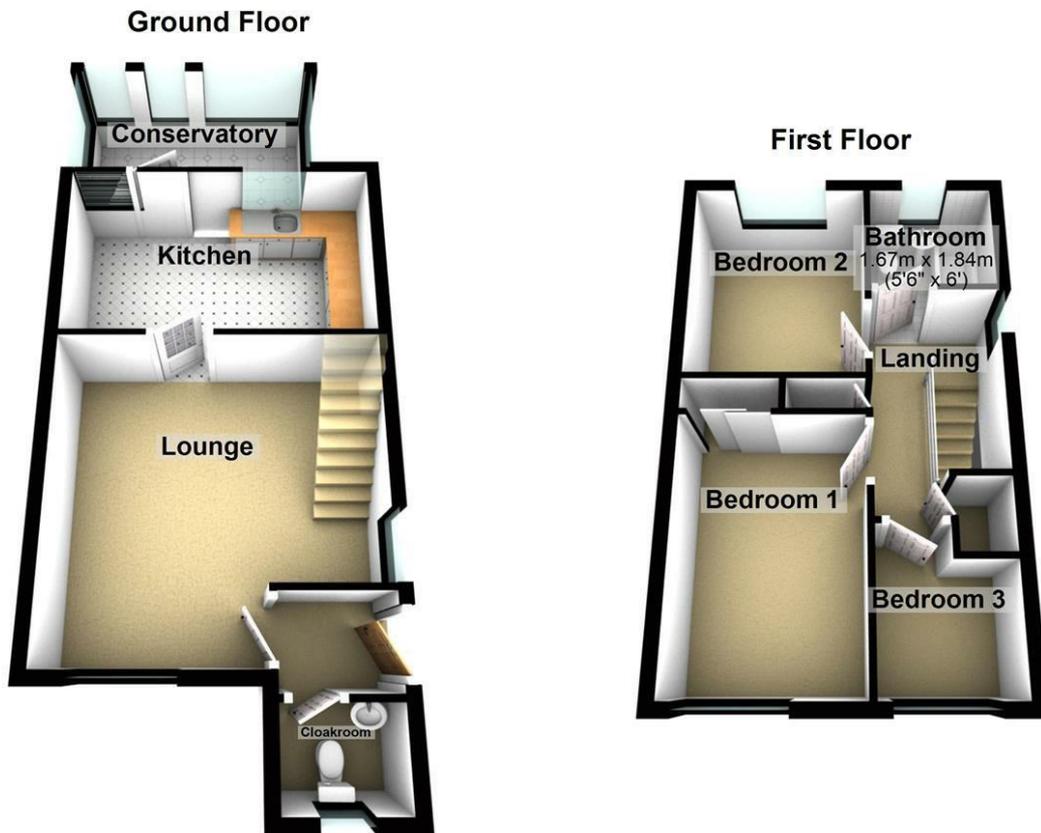
**CONSTRUCTION:**

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





## 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 |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
|  |  | 70                      | 83        |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |