

## 20 Ascot Close

Hadrian Park, Wallsend, NE28 9QU

\*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* SOUGHT AFTER LOCATION \*\* CHAIN FREE \*\*

\*\* UTILITY ROOM & DOWNSTAIRS WC \*\* MODERN KITCHEN & BATHROOM \*\* FREEHOLD \*\*

\*\* LOUNGE & DINING ROOM \*\* GARAGE & OFF STREET PARKING \*\* GARDENS FRONT & REAR \*\*

\*\* EXCELLENT ROAD LINKS \*\* COUNCIL TAX BAND C \*\* ENERGY RATING C \*\*

**Offers Over £220,000**



- Three Bedroom Semi Detached House
- Modern Kitchen & Bathroom
- Utility Room & Downstairs WC

- Garage & Off Street Parking
- Lounge & Dining Room
- Gardens Front & Rear
- Chain Free - Freehold
- Council Tax Band C
- Energy Rating C

#### Entrance

Double glazed door opening into ....

#### Hallway

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

#### Lounge

14'7" x 11'10" (4.45 x 3.62)

Double glazed bow window, fireplace with electric fire, laminate flooring, radiator.

#### Dining Room

10'5" x 9'7" (3.18 x 2.94)

Double glazed window, radiator.

#### Kitchen

11'7" x 8'9" (3.55 x 2.68)

Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob, integrated dishwasher, sink unit, double glazed window, laminate flooring and radiator.

#### Utility Room

8'0" x 8'9" (2.46 x 2.69)

Plumbed for washing machine, double glazed window and external door leading to the rear garden, laminate flooring and internal door leading into the garage.

#### WC

4'6" x 3'5" (1.38 x 1.06)

WC and wash hand basin, part tiled walls, laminate flooring.

#### Landing

Double glazed window, cupboard.

#### Bedroom 1

12'10" max x 11'6" (3.93 max x 3.53)

Double glazed window, cupboard, radiator.

#### Bedroom 2

10'8" min x 10'9" (3.27 min x 3.30)

Double glazed window, cupboard, radiator.

#### Bedroom 3

8'8" x 8'7" (2.65 x 2.63)

Double glazed window, radiator.

#### Bathroom

8'7" x 5'3" (2.63 x 1.61)

Comprising; bath, shower cubicle, WC and wash hand basin with built-under storage. Double glazed window, tiling to walls, radiator.

#### Garage

15'10" x 8'5" (4.83 x 2.59)

Up and over door, internal door leading into the property.

#### External

To the front there the a lawned

garden and driveway. To the rear there is are mature borders, lawn and 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, variable in-home  
Three-UK-Good outdoor, variable in-home  
Vodafone-Good outdoor, variable in-home

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.

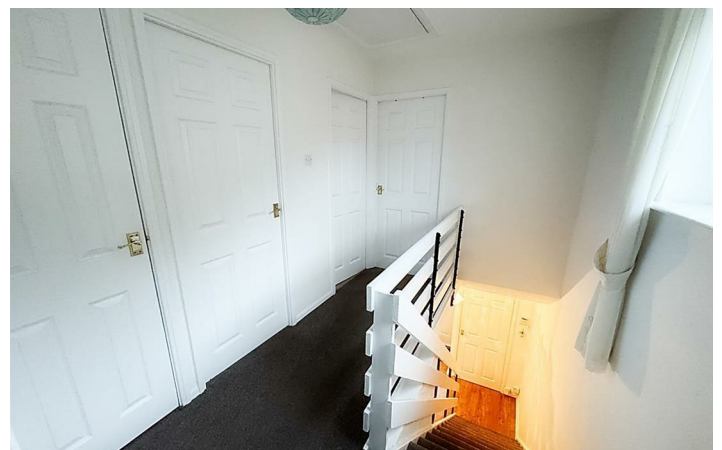
##### CONSTRUCTION:

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

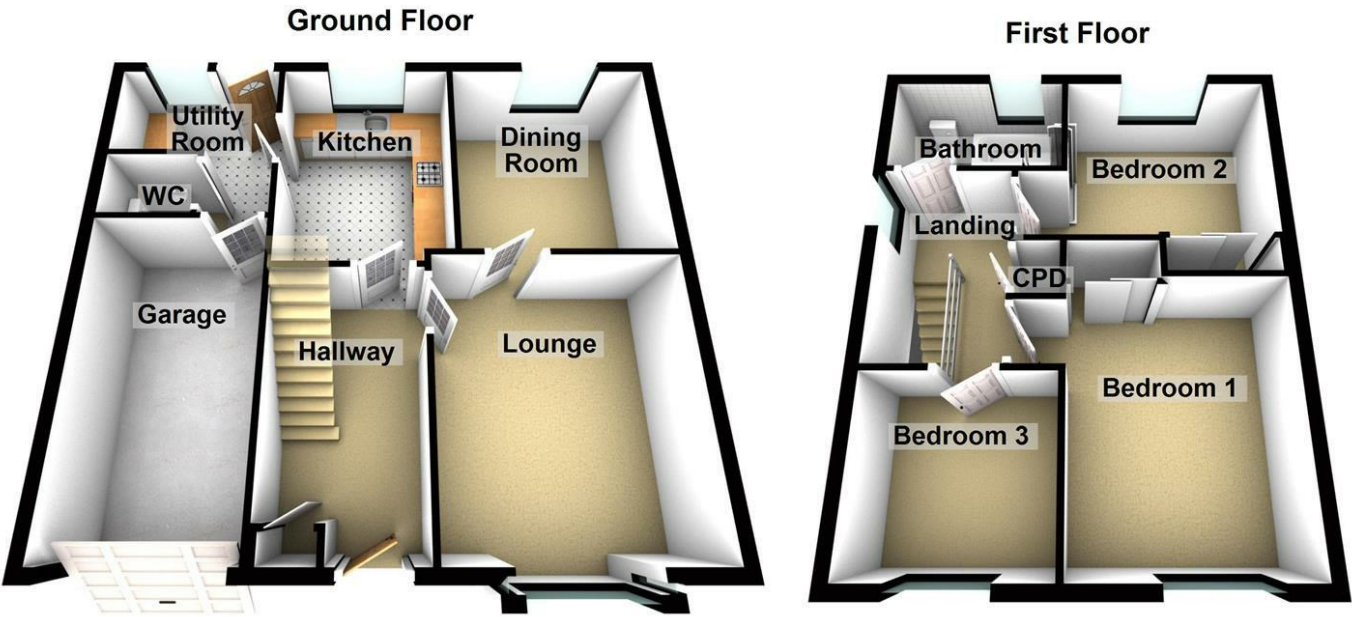








Floor Plan



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 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		81
(69-80) C	69	
(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	