



## 9 Sutton Court

Hadrian Lodge West, Wallsend, NE28 9TW

\*\* CHAIN FREE \*\* TWO BEDROOM END TERRACE HOUSE \*\* NICELY POSITIONED IN A CUL-DE-SAC \*\*

\*\* SPACIOUS CONSERVATORY TO REAR \*\* WESTERLY ASPECT REAR GARDEN \*\*

\*\* SOME DECORATION REQUIRED \*\* ALLOCATED PARKING BAY TO FRONT \*\*

\*\* SOUGHT AFTER LOCATION \*\* FANTASTIC FIRST TIME BUY \*\* COUNCIL TAX BAND A \*\*

\*\* ENERGY RATING C \*\* FREEHOLD \*\*

Offers Over £160,000



- Two Bedroom End Terrace House
- Allocated Parking Bay
- Freehold
- Spacious Conservatory To Rear
- Fantastic First Time Buy
- Council Tax Band A
- Westerly Facing Rear Garden
- Chain Free
- Energy Rating C

**Entrance Lobby**

Double glazed entrance door, storage cupboard.

**Lounge**

13'11" x 11'8" (4.26 x 3.57)

Double glazed bow window to the front, double glazed window and French doors into conservatory, fireplace with electric fire, stairs to the first floor landing, radiators.

**Kitchen**

11'8" x 8'1" (3.57 x 2.48)

Fitted with wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed window, tiling to floor, radiator and double glazed door leading into the conservatory.

**Conservatory**

20'2" x 7'2" (6.17 x 2.19)

Double glazed windows, laminate flooring, radiator, double glazed French doors leading out to the rear garden.

**Landing**

Double glazed window, access to bedrooms and bathroom.

**Bedroom 1**

11'8" x 8'2" into robe (3.57 x 2.50 into robe)

Double glazed windows, storage cupboard, radiator.

**Bedroom 2**

11'8" x 5'3" (3.57 x 1.61)

Double glazed windows, radiator.

**Bathroom**

8'7" x 5'1" (2.64 x 1.55)

Bath with shower over, WC and wash hand basin. Double glazed window, tiling to walls and floor, ladder style radiator, storage cupboard.

**External**

Externally there is a garden to the front which is laid to lawn and a westerly facing garden to the rear which has lawn, planted beds and two storage sheds. There is also an allocated parking bay to the front.

**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>

Various factors can affect coverage, such as being close to large trees or

buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor

O2- Good outdoor, variable in-home

Three- Good outdoor

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:

Surface water: High.

Rivers and the sea: Low.

**CONSTRUCTION:**

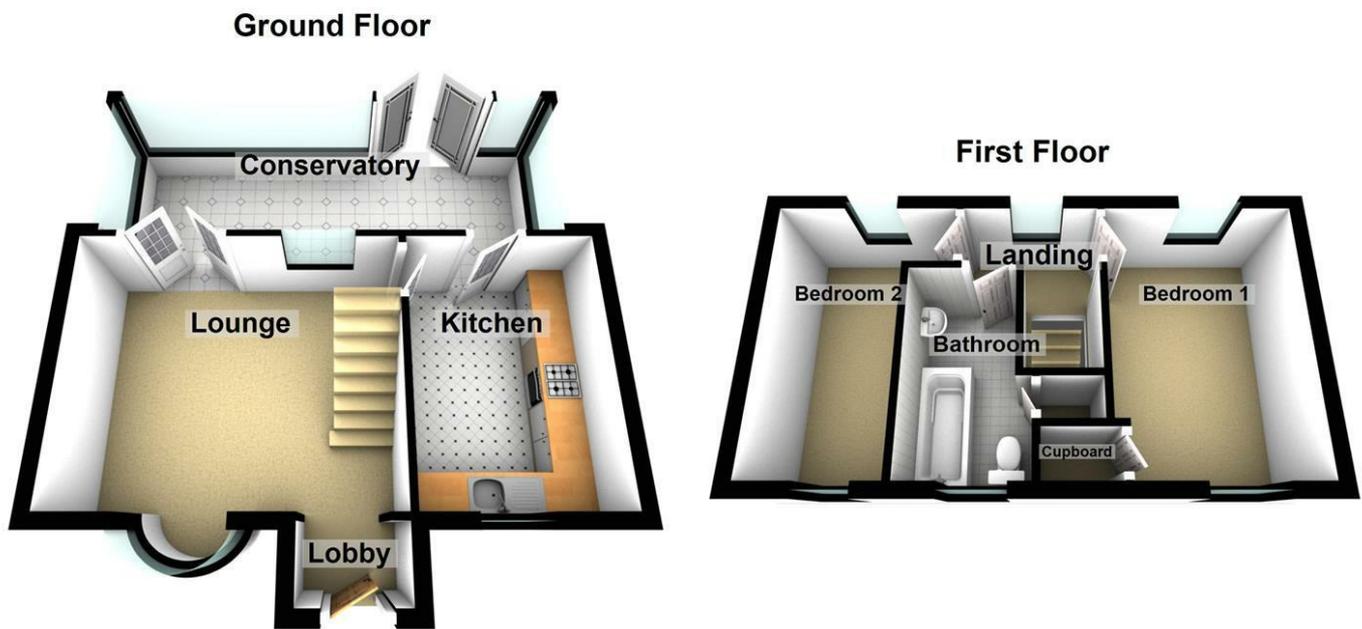
Traditional

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
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	