



## 29 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! \*\***

**\*\*\* NO ONWARD CHAIN \*\*\*\* LONG LEASEHOLD - 999 YEARS FROM 1973 \*\*\*\* GARAGE IN ADJACENT BLOCK \*\*\*\* GARDENS \*\*\* THREE BEDROOMS \*\*\* REFITTED BATHROOM \*\*\* TWO RECEPTION ROOMS \*\*\* SOUGHT AFTER LOCATION \*\*\*\* GREAT 1ST BUY \*\*\* OFSTED RATED "GOOD" SCHOOLS LOCALLY \*\*\* RENTAL POTENTIAL \*\*\* LOCAL AMENITIES CLOSE BY \*\*\* CLOSE TO SILVERLINK & COBALT \*\*\* EASY ACCESS TO A19 & COAST ROAD \*\*\* COUNCIL TAX BAND B \*\*\* ENERGY RATING C \*\*\***

Call next2buy Ltd to arrange a viewing - 0191 2953322.

**Offers Around £159,950**

# 29 Ashburn Road

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- No Onward Chain
- £25.00 PA Ground Rent
- Sought After Location
- Long Leasehold
- Garage & Gardens
- Energy Rating C
- 999 years from 1973
- Great 1st Buy

## The Property Comprises

### Entrance Porch

### Entrance Lobby

### Living Room

11'9" x 14'4" (3.60 x 4.38)

### Dining Room

10'8" x 7'11" (3.27 x 2.43)

### Kitchen

10'8" x 8'11" (3.27 x 2.73)

### Stairs to First Floor

### Bedroom 1

11'11" x 10'4" (3.64 x 3.15)

### Bedroom 2

8'9" x 10'4" (2.67 x 3.16)

### Bedroom 3

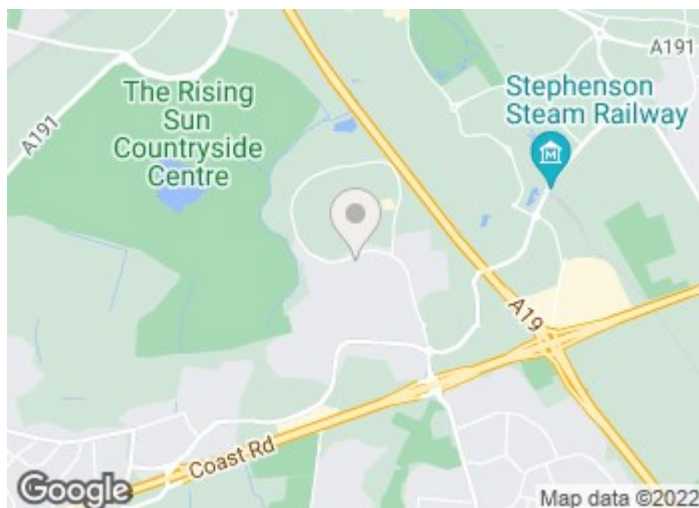
8'3" x 7'6" (2.54 x 2.29)

### Bathroom

5'5" x 6'10" (1.66 x 2.09)

### Garage & Gardens

### Leasehold Information



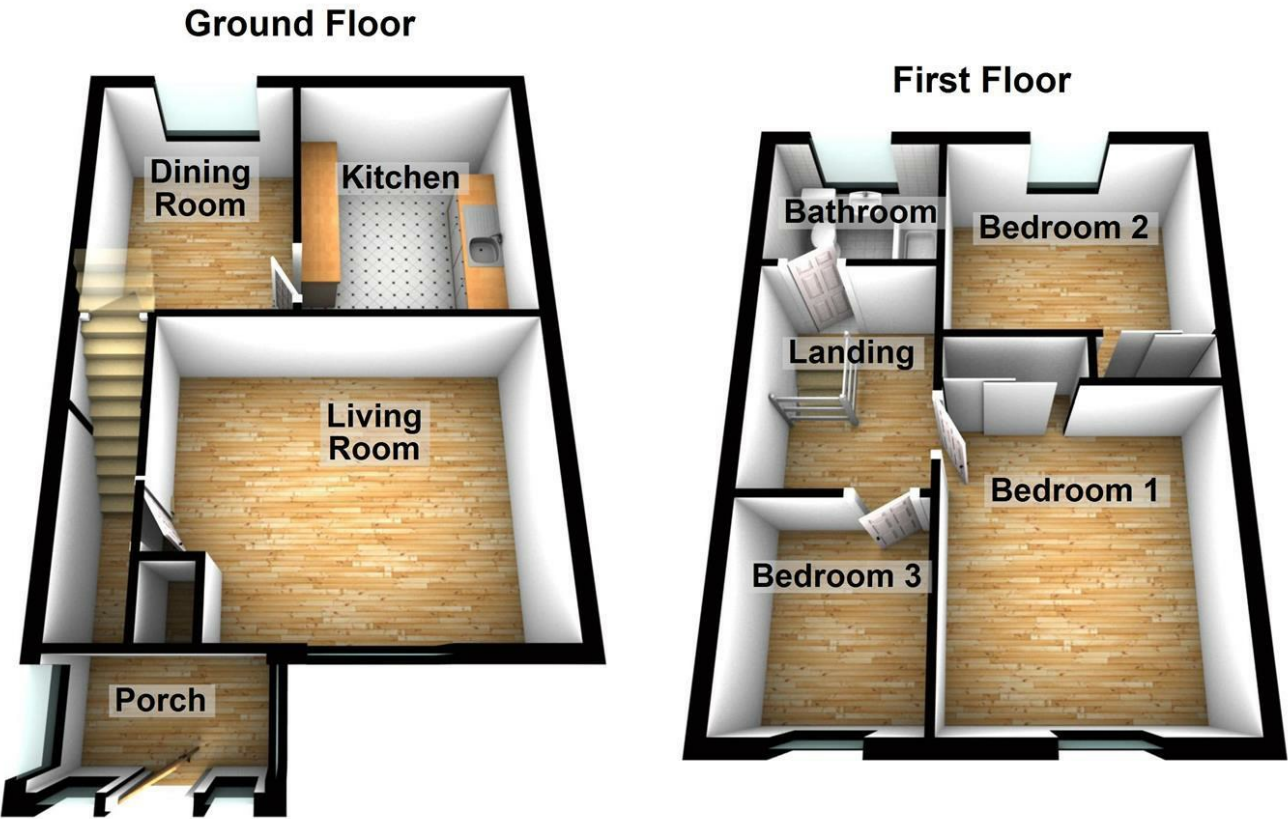
## Directions







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		88
(81-91) B		
(69-80) C	71	
(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