



## 30 The Swallows

Hadrian Park, Wallsend, NE28 9YQ

\*\* This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. \*\*

A OUTSTANDING HOUSE, stylish, very spacious and in a great location. This DETACHED HOUSE, situated in THE SWALLOWS, and has plenty PARKING ACCESS, and a SOUTH FACING GARDEN that is not overlooked. It really will make a SUPER FAMILY HOME, ready to move into with nothing to do!

The ground floor has an attractive living room, a spacious family room, a lovely garden room, a refitted breakfasting kitchen, and a cloakroom. Upstairs there are four good sized BEDROOMS, the master with an re-fitted en-suite shower room, and a re-furbished family bathroom. As well as a lovely sunny garden there is double garage with plenty parking on its approach.

Offers Over £450,000



- Exceptional Family Home!
- Three Reception Rooms
- Plenty Parking Access
- \*\*\* Freehold \*\*\*
- South Facing Garden
- Council Tax Band E
- Four Good Sized Bedrooms
- Double Garage
- Energy Rating C

#### Entrance Hallway

16'9" x 6'0" (5.11 x 1.85)  
UPVc door into an attractive Hallway - Amtico flooring, under stairs cupboard, radiator and decorative coving.

#### Cloakroom

4'8" x 4'1" (1.44 x 1.25)  
Heated towel rail, Amtico flooring, and fitted with a two piece suite and a feature mirrored wall.

#### Living Room

11'1" + bay x 11'3" (3.40 + bay x 3.44)  
UPVc double glazed bay window, radiator and decorative coving.

#### Family Room

15'7" x 17'10" (4.77 x 5.46)  
UPVc double glazed tri-folding doors to the garden room, radiator and decorative coving. There is a recessed fire place with a multi fuel stove.

#### Garden Room

10'4" x 18'3" (3.15 x 5.57)  
A lovely room overlooking the rear garden, with french door access, laminate flooring and radiator heating.

#### Breakfasting Kitchen

14'2" x 16'1" (4.32 x 4.91)  
An exceptionally spacious room, with French door access to the rear garden and patio area. There is a dining area to one side and the kitchen has been refitted with a comprehensive range of floor and wall units, silestone counters and sink. There are integrated AEG appliances: microwave/combination oven, electric oven, 5 burner induction hob, extractor hood dishwasher and a fridge. Radiator heating, UPVc double glazed windows, amtico flooring and decorative coving. There is also access here into the Garage.

#### Stairs to First Floor

Landing, with decorative coving, leading to...

#### Master Bedroom

15'2" x 11'3" (4.64 x 3.44)  
UPVc double glazed window, and radiator. Decorative coving, built in cupboard/wardrobes.

#### En-Suite Shower Room

5'3" x 6'0" (1.60m x 1.83m)  
UPVc double glazed window, tiled walls and flooring. Refitted with a white suite including a shower cubicle.

#### Bedroom 2

13'7" x 10'5" max (4.16 x 3.20 max)  
UPVc double glazed window and radiator.

#### Bedroom 3

9'6" x 8'0" (2.91 x 2.44)  
UPVc double glazed window and radiator. Built in cupboard/wardrobe.

#### Bedroom 4

10'2" x 7'5" (3.12 x 2.28)  
UPVc double glazed window and radiator. Built in cupboard.

#### Family Bathroom

6'0" x 9'4" (1.84 x 2.85)  
UPVc double glazed window and radiator. Tiled walls and flooring. Refitted with a white suite and vanity unit with silestone counter and feature mirrored wall.

#### Garage

16'6" x 16'3" (5.05 x 4.96)  
With two garage doors, power and lighting. Fitted carpet and a range of storage cupboards and oak worktop. There is plenty parking access to the front, block-paved, and side access to the rear garden.

#### External

There is ample parking and double garage.

#### Garden

There are gardens front and rear. The front has a lawned area and the rear has a South facing garden, not overlooked, with mature shrubbery and flower beds. There is also a decked patio area.

#### 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>

Broadband: Highest available Speeds:  
Download: 1000 Mbps Upload: 100 Mbps  
Mobile Indoor: EE - Limited Three - Limited 02 - Limited Vodafone - Limited  
Mobile Outdoor: EE - Likely Three - Likely 02 - Lیکley Vodafone - Likely

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

#### FLOOD RISK:

Yearly chance of flooding:  
Rivers and the sea: Very low.  
Surface water: Very low.

#### CONSTRUCTION:

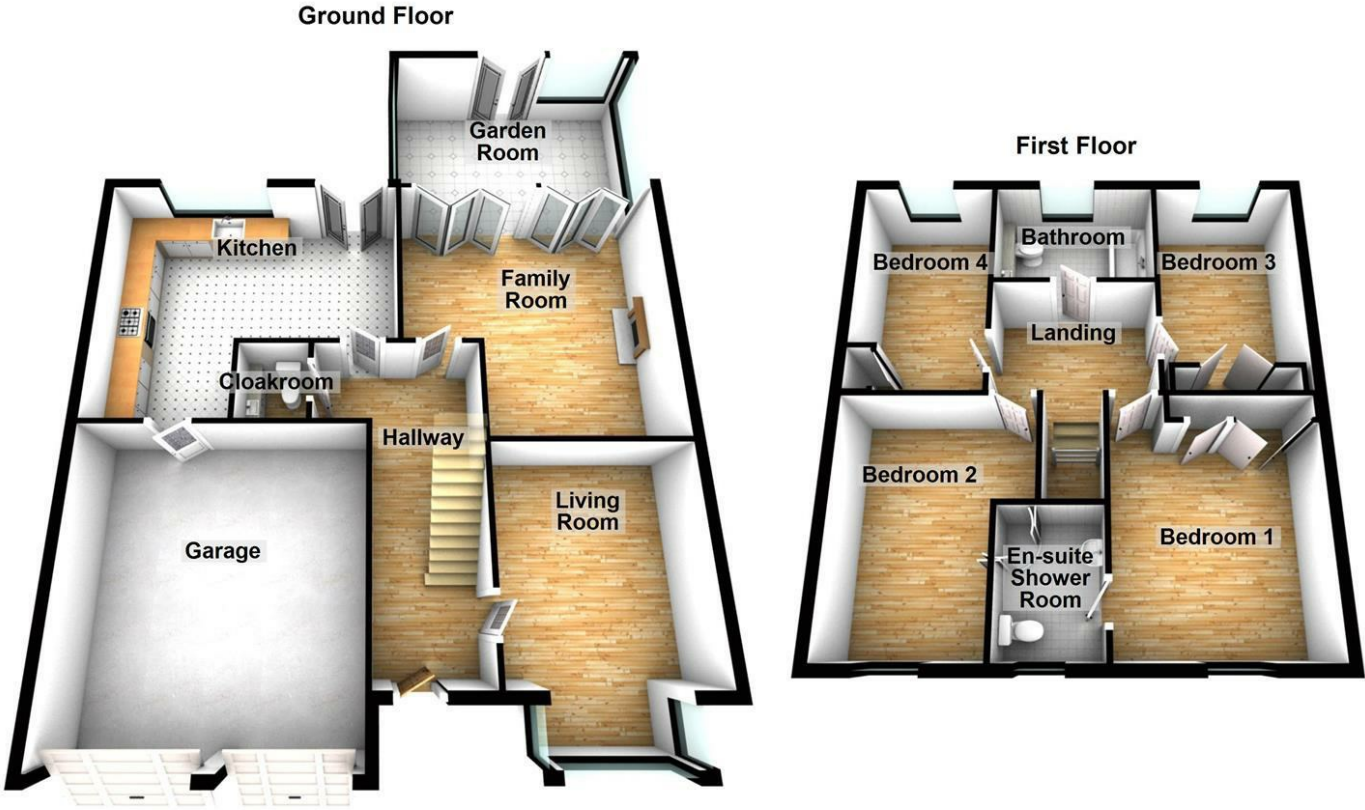
Traditional  
This information must be confirmed via our surveyor.







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		
(69-80) C	72	82
(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	