



## 70 Lancaster Drive Hadrian Park, Wallsend, NE28 9TF

\*\* This property is currently marked as "Let Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone with a property available for rent who would like to have one of our "Gone" boards as well. Please feel free to contact us. \*\*

\*\* ONE BEDROOM TERRACED HOUSE \*\* AVAILABLE NOW \*\* ENCLOSED GARDENS \*\* CORNER PLOT \*\*

\*\* POPULAR LOCATION \*\* UNFURNISHED \*\* COUNCIL TAX A \*\* ENERGY RATING C \*\* DEPOSIT £700 \*\*

**£650 Per Month**

# 70 Lancaster Drive

Hadrian Park, Wallsend, NE28 9TF



- One Bedroom Terraced House
- Available Now
- Close to Local Amenities and Transport Links
- Enclosed Private Garden
- Deposit £700
- Council Tax Band A
- Popular Location
- Unfurnished
- Energy Rating C

## Entrance

## PROPERTYMARK

## Lounge

11'8" x 10'5" (3.56 x 3.20 )

## Reservation

## Kitchen

13'9" x 4'10" (4.21 x 1.49)

## Example

## First Floor Landing

## Obligations

## Bedroom

10'7" x 10'6" (3.25 x 3.21 )

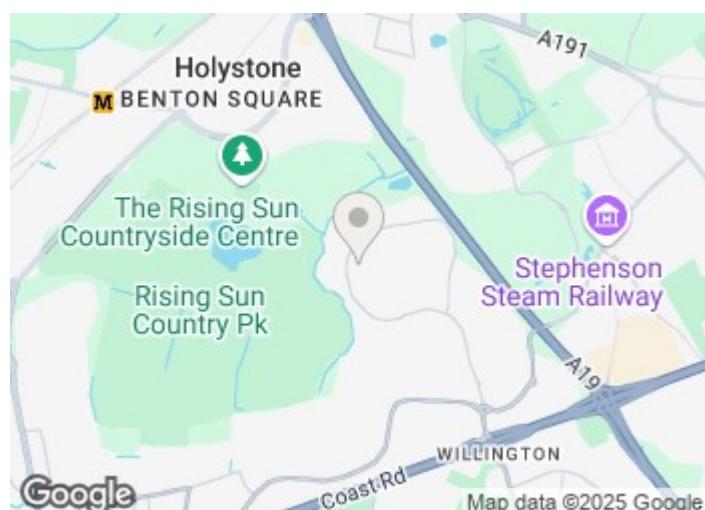
## Bathroom

6'11" x 5'10" (2.11 x 1.78 )

## External

## Broadband and Mobile

## Flood Risks



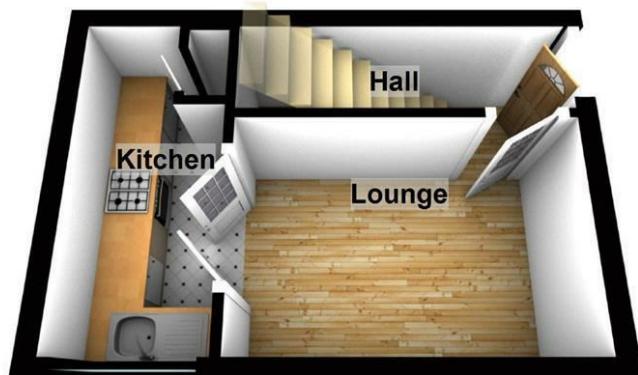
## Directions



## Floor Plan

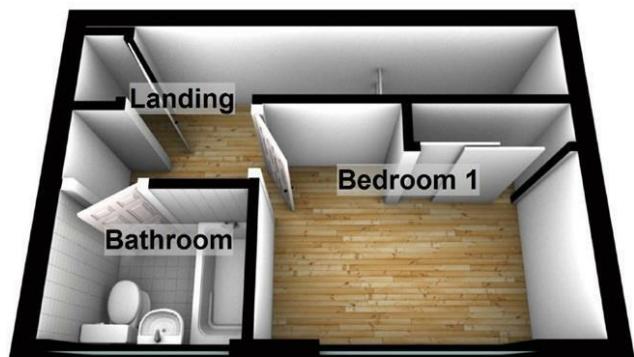
### Ground Floor

Approx. 15.4 sq. metres (166.3 sq. feet)



### First Floor

Approx. 14.8 sq. metres (158.8 sq. feet)



Total area: approx. 30.2 sq. metres (325.1 sq. feet)

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	89
(81-91)	B	72
(69-80)	C	
(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	