

60 Aysgarth Avenue , Hadrian Park, NE28 9XZ

** EXTENDED FOUR BEDROOM DETACHED HOUSE WITH EN-SUITE TO MASTER BEDROOM **

** SPACIOUS LOUNGE & FAMILY ROOM ** MODERN KITCHEN WITH DINING AREA ** UTILITY ROOM **

** DOWNSTAIRS WC ** OFF STREET PARKING FOR TWO VEHICLES ** BEAUTIFULLY PRESENTED **

** MODERN REFITTED BATHROOM ** FANTASTIC FAMILY HOME IN A SOUGHT AFTR LOCATION **

** 999 YEAR LEASE FROM 1964 ** COUNCIL TAX BAND C ** ENERGY RATING C **

Price £325,000



- Extended Four Bedroom Detached House
- Kitchen & Dining Area
- En-Suite To Master Bedroom
- Spacious Lounge & Family Room
- Utility Room & Downstairs WC
- Off Street Parking For Two Vehicles

• 999 Year Lease From 1964 **Entrance Lobby**

Double glazed entrance door, inner door to lounge and access to the Cloaks/WC.

Cloaks/WC

3'3" x 2'5" (1.00 x 0.74)

WC, wash hand basin and double glazed window.

Lounge

18'8" x 15'8" max (5.70 x 4.78 max)

Double glazed window, fireplace with living flame effect gas fire. Stairs to the first floor landing, radiator and double doors leading to the family room.

Family Room

17'9" x 10'6" max (5.42 x 3.19 max)

Double glazed window, radiator and double glazed French doors leading out to the rear garden.

Dining Area

9'5" x 9'5" (2.86 x 2.86)

Laminate flooring, radiator, open to kitchen area.

Kitchen

11'6" x 10'0" (3.51 x 3.06)

Fitted with a modern range of wall and base units with complimentary work surfaces over, integrated oven and hob, integrated dishwasher and fridge/freezer. One and a half bowl sink unit, double glazed window and laminate flooring.

Utility Room

10'2" x 4'11" (3.09 x 1.49)

Wall and base units with work surfaced

• Council Tax Band C over, single drainer sink unit. Cupboard housing the boiler, half glazed external door to the rear garden.

Master Bedroom

16'2" x 8'0" (4.95 x 2.46)

Double glazed window, spotlights to ceiling, radiator.

En-Suite

7'10" x 4'9" (2.40 x 1.46)

Bath with shower over, WC and wash hand basin with fitted furniture surrounding, double glazed window, tiling to walls and floor, ladder style radiator.

Landing

Double glazed window, storage cupboard, access to the loft.

Bedroom 2

13'7" into robe x 9'10" min (4.16 into robe x 3.00 min)

Fitted with a range of built-in wardrobes and drawers, double glazed window, radiator.

Bedroom 3

10'11" min x 8'8" (3.32 min x 2.64)

Double glazed window, radiator.

Bedroom 4

8'8" x 7'9" (2.65 x 2.35)

Double glazed window, radiator.

Bathroom

7'5" x 5'5" (2.25 x 1.64)

Comprising; bath with shower over, WC and wash hand basin with built-in furniture surrounding. Tiling to walls, double glazed window and ladder style radiator.

• Energy Rating C **External**

Externally there is a garden to the front which is laid to lawn together with planted beds and decorative paving providing ample space for off street parking. The rear garden has lawn, planted beds and patio areas.

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, variable in-home
O2-Good outdoor
Three-UK Good outdoor
Vodafone-Good outdoor, variable in-home

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

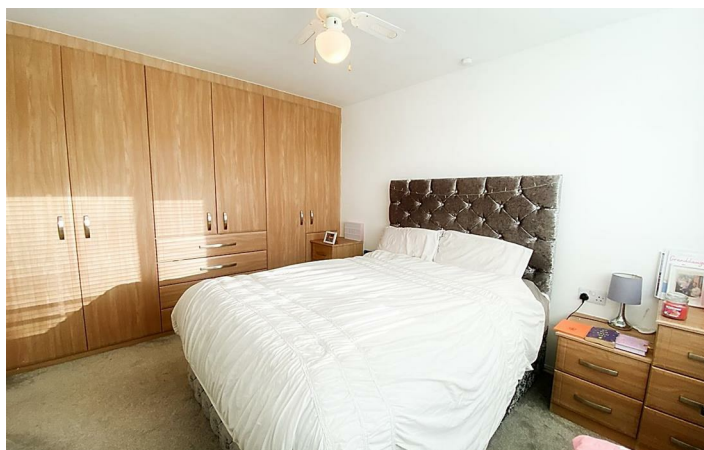
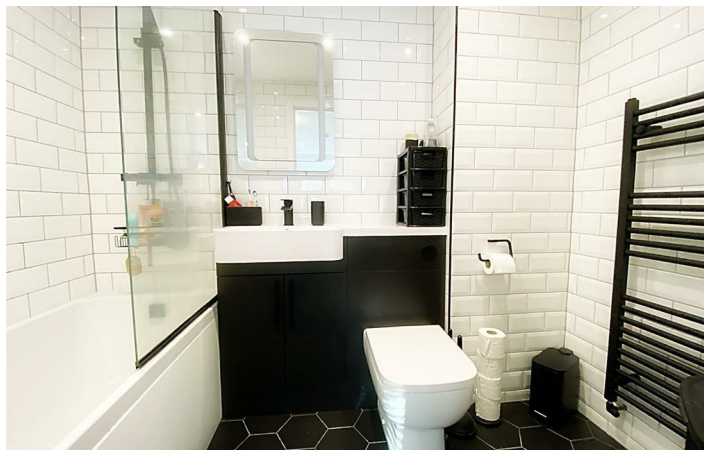
FLOOD RISK:

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

CONSTRUCTION:

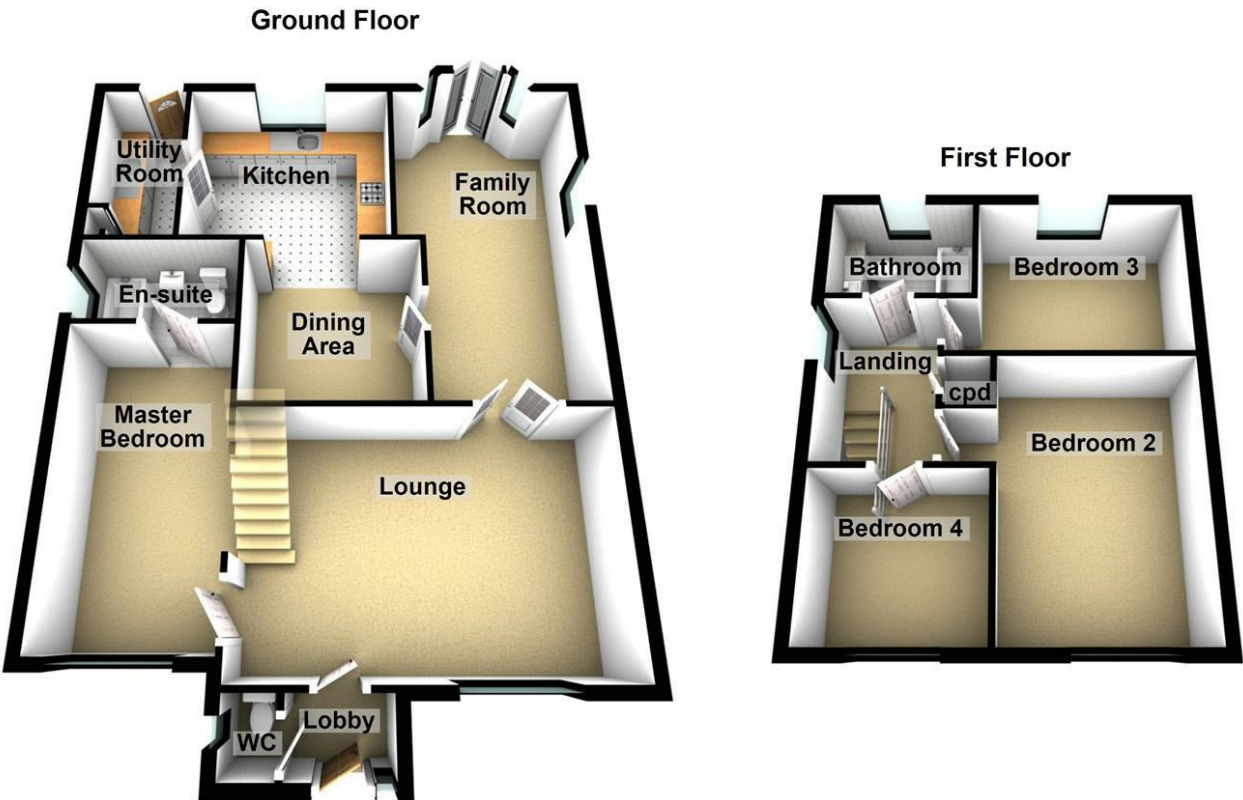
Traditional
This information must be confirmed via your surveyor and legal representative.







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		82
(81-91) B		
(69-80) C	70	
(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	