

10 Hickstead Close

Hadrian Park, Wallsend, NE28 9YL

** CHAIN FREE ** FREEHOLD ** TWO BEDROOM SEMI DETACHED HOUSE ** GARDENS & DRIVEWAY **

** FRESHLY PAINTED AND NEW CARPETS ** GREAT FIRST TIME BUY ** READY TO MOVE INTO **

** SILVERLINK RETAIL PARK 1.8 MILES ** RISING SUN COUNTRY PARK 16 MIN WALK 0.8 MILES**

** TYNEMOUTH PRIORY AND BEACH 5.1 MILES AWAY ** COUNCIL TAX BAND A *** ENERGY RATING C **

Asking Price £140,000



- Sought After Area
- Great First Time Buy
- Driveway To The Front
- Freehold
- Semi Detached House
- Freshly Painted and New Carpets
- Energy Rating C
- Two Bedrooms
- Ready to Move Into
- Council Tax Band A

Entrance

4'9" x 5'4" (1.45 x 1.63)
UPVc door into external porch,
UPVc double glazed window,
leading into..

Lounge

13'10" x 11'8" (4.22 x 3.56)
UPVC double glazed window,
radiator, decorative coving.

Kitchen

6'8" x 11'8" (2.03 x 3.56)
UPVC double glazed window and
door to the rear, garden, radiator,
part tiled walls. Fitted with a range of
floor and wall units, counters and
sink, gas hob with overhead
extractor hood and electric oven,
plumbed for washing machine.

Stairs to First Floor

Loft access, landing leading to..

Bedroom 1

11'0" x 8'4" + recess (3.35 x 2.54 +
recess)
UPVC double glazed window,
radiator, and built in sliding door
wardrobes.

Bedroom 2

10'0" x 5'5" (3.05 x 1.65)
UPVC double glazed window,
radiator.

Bathroom

7'7" x 5'9" (2.31 x 1.75)
UPVC double glazed window, ladder
style radiator, part tiled walls, fitted
with bath with overhead shower,
WC and wash hand basin.
Cupboard housing boiler.

External

There is a pebbled driveway to the
front. There is a fenced garden to
the rear with 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>
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, variable in-home
O2- Good outdoor and 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: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:

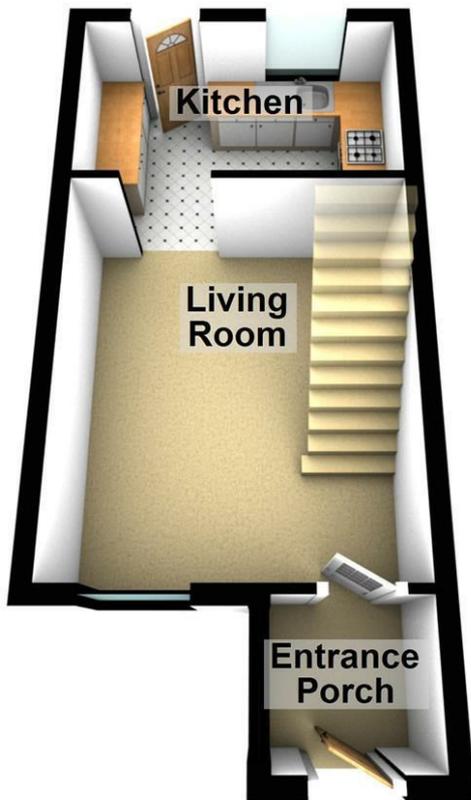
Traditional.
This information must be confirmed
via your surveyor and legal
representative.





Floor Plan

Ground Floor



First Floor



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