



## 15 Alwin Close , Hadrian Mews, NE28 6AF

\*\* 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! \*\*

A lovely family home, nicely situated in a cul-de-sac in Hadrian Mews, this EXTENDED semidetached offers a good standard of accommodation on a FREEHOLD BASIS. There are FOUR DOUBLE BEDROOMS, with an en-suite to the master, a family bathroom, a ground floor cloakroom, a utility, a beautifully REFURBISHED KITCHEN, a separate dining room, and an attractive living room. The property has GARDENS front and rear, the rear WEST FACNG, and not overlooked, and there is plenty PARKING ACCESS to the front, for two, possible three cars.

Alwin Close is conveniently located for access to the Tyne Tunnel, Silverlink, Cobalt and routes into Newcastle City. There is a METRO STATION a short walk away and there are OFSTED rated "good" schools locally.

Council tax band B. Energy Rating C. Call next2buy Ltd to arrange a viewing - 0191 2953322.

Offers Around £199,950

# 15 Alwin Close

, Hadrian Mews, NE28 6AF



- \*\*\* Freehold \*\*\*
- Four Double Bedrooms
- Great Family Home
- Westerly Rear Garden
- Newly Fitted Kitchen
- Energy Rating C
- Driveway Parking 2/3 Cars
- Cul-De-Sac Location

## The Property Comprises

### Entrance

### Living Room

14'2" x 11'8" (4.32 x 3.56)

### Dining Room

11'1" x 10'6" (3.37 x 3.21)

### Kitchen

11'0" x 9'0" (3.36 x 2.74)

### Utility Room

5'0" x 6'2" (1.52 x 1.88)

### Cloakroom

5'0" x 3'3" (1.52 x 1.00)

### Bedroom 4

13'0" x 7'9" (3.95 x 2.36)

### Stairs to First Floor

### Bedroom 1

13'11" x 8'8" (4.25 x 2.65)

### En-Suite Shower Room

6'0" x 5'7" (1.84 x 1.69)

### Bedroom 2

9'9" x 9'11" (2.97 x 3.02)

### Bedroom 3

9'9" x 8'4" (2.97 x 2.55)

### Bathroom

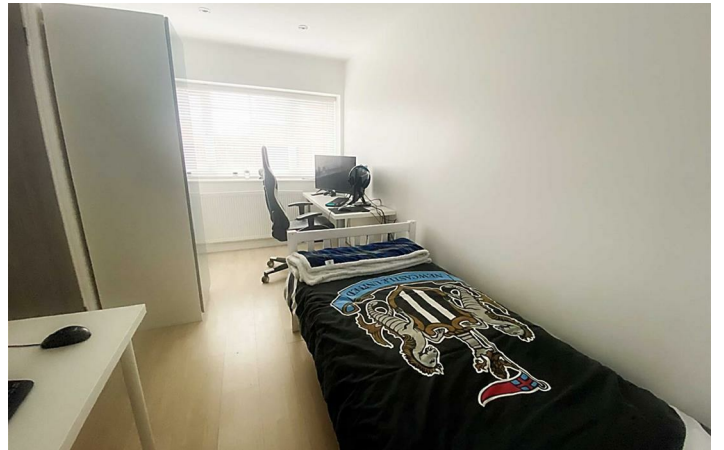
6'9" x 5'2" (2.05 x 1.57)

## Gardens

## Driveway

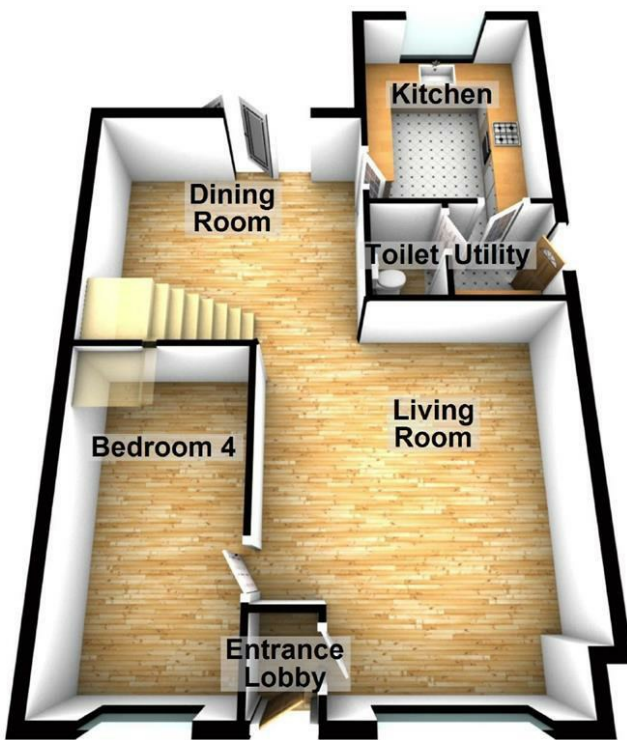


## Directions

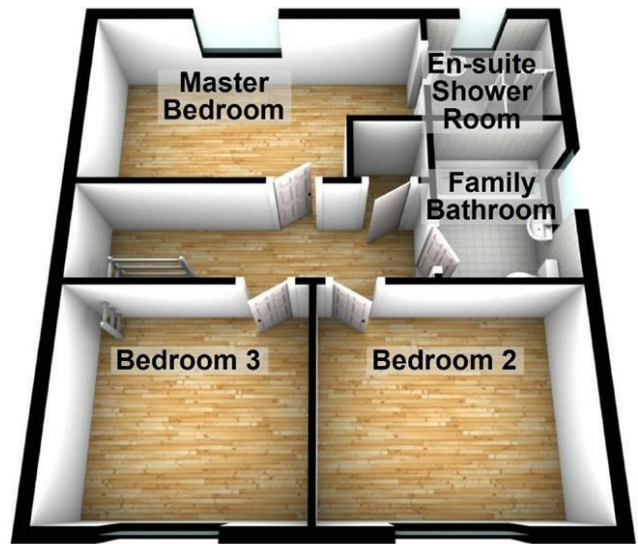


# Floor Plan

## 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			89
(81-91) B		78	
(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	