

## 12 Farndale

Hadrian Lodge West, Wallsend, NE28 8TH

\*\* GUIDE PRICE £155,000 - £160,000 \*\*

THREE BEDROOM MID LINK HOUSE \*\* CHAIN FREE \*\* HIGHLY SOUGHT AFTER LOCATION \*\*

CLOSE TO LOCAL AMENITIES \*\* GARAGE TO REAR WITH DIRECT ACCESS FROM GARDEN \*\*

SPACIOUS CONSERVATORY \*\* SOUTH FACING REAR GARDEN \*\* COUNCIL TAX BAND B \*\* FREEHOLD

ENERGY RATING D \*\*

**Price Guide £155,000**



- GUIDE PRICE £155,000 - £160,000
- South Facing Rear Garden
- Chain Free
- Energy Rating D
- Three Bedroom Mid Link House
- Conservatory
- Council Tax Band B
- Sought After Location
- Garage To Rear
- Freehold

### Entrance

UPVc door into the Living Room

### Living Room

15'10" x 14'8" (4.84 x 4.48)

UPVc double glazed bow window, radiators, fire surround with inset gas fire, wood flooring, stairs to the first floor landing.

### Kitchen/Diner

9'4" x 14'8" (2.87 x 4.48)

Fitted with wall and base units with work surfaces over, integrated oven and hob with extractor hood over, sink unit. Double glazed window, tiling to floor, radiator and double glazed sliding doors leading into the conservatory.

### Conservatory

9'6" x 13'10" (2.91 x 4.22)

Double glazed windows, tiling to floor and double glazed French doors leading out to the rear.

### Landing

Landing with storage cupboard housing the central heating boiler.

### Bedroom 1

11'6" x 8'3" (3.51 x 2.54)

Double glazed window, radiator, laminate flooring and fitted sliding door wardrobe.

### Bedroom 2

10'10" x 7'0" (3.31 x 2.14)

Double glazed window, radiator, laminate flooring.

### Bedroom 3

8'5" x 6'1" (2.59 x 1.86)

Double glazed window, radiator, laminate flooring.

### Bathroom

5'4" x 7'5" (1.65 x 2.27)

Comprising; bath with shower over, WC and wash hand basin. Double glazed window, tiling to walls, ladder style radiator.

### Gardens & Garage

There is a lawned garden to the front and a south facing garden to the rear which is paved. There is also a single garage which has direct access from the rear garden.

### Broadband

Ultrafast

944Mb

Average download speed of the fastest package at this postcode\*

Suitable for\*\*

Web & social

Flawless video calls

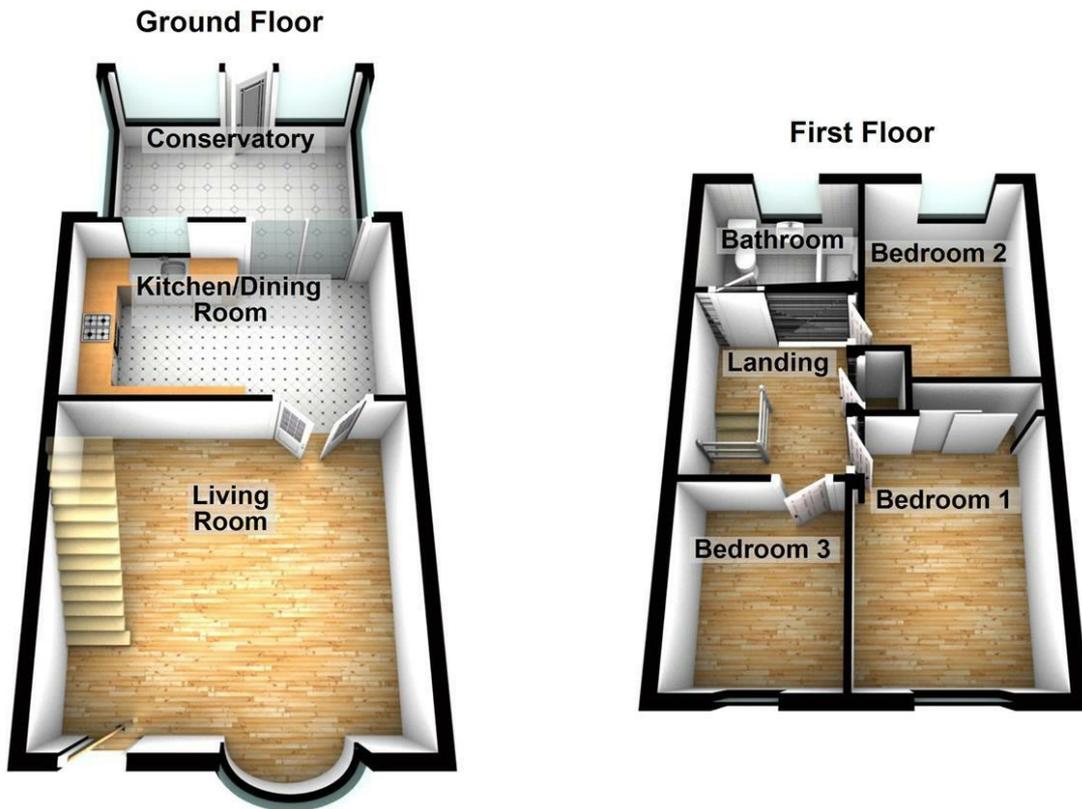
4K streaming

Online gaming





## Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	