

54 Valeria Close

Hadrian Park, Wallsend, NE28 9QY

** CHAIN FREE ** FOUR BEDROOM SEMI DETACHED HOUSE ** HIGHLY SOUGHT AFTER LOCATION **

** IDEAL FIRST TIME BUY ** READY TO MOVE INTO ** SPACIOUS CONSERVATORY AND DINING AREA **

** DRIVEWAY PARKING ** EXCELLENT ROAD LINKS ** FREEHOLD ** COUNCIL TAX BAND C **

** ENERGY RATING C **

Offers Over £300,000



- Chain Free
- Great Family Home
- Driveway Parking
- Freehold
- Sought After Location
- Council Tax Band C
- Ready to Move Into
- Four Bedroom Semi Detached
- Energy Rating C

Entrance Porch

6'6" x 5'7" (2.00 x 1.72)

Composite entrance door, tiling to floor, inner door leading into the hallway

Hallway

Tiled flooring, radiator, understair cupboard, stairs to first floor access to lounge and dining area

Lounge

13'6" x 12'2" (4.12 x 3.71)

Double glazed window, radiator.

Kitchen

12'2" x 8'5" (3.71 x 2.58)

Fitted with wall and base units with work surfaces over, range style oven and hob, sink unit. Double glazed window, laminate flooring and access to utility room.

Utility Room

8'7" x 4'11" (2.63 x 1.50)

Countertops, plumbed for washing machine

Dining Area

18'0" x 10'2" (5.50 x 3.12)

Patio doors into conservatory, double glazed window laminate flooring and radiator.

Conservatory

17'8" x 9'3" (5.41 x 2.83)

Double glazed windows, laminate flooring, radiator and French doors leading into rear garden.

Landing

Access to loft, bedrooms and shower room. Storage cupboard.

Bedroom 1

17'9" x 8'4" (5.43 x 2.56)

Double glazed windows, fitted wardrobes, radiator, access to...

Ensuite

8'4" x 4'11" (2.55 x 1.50)

Double glazed window, fully tiled, vertical radiator, shower cubicle, WC, wash hand basin set in vanity unit.

Bedroom 2

11'11" x 10'6" (3.64 x 3.21)

Double glazed window, radiator, sliding door wardrobes.

Bedroom 3

10'9" x 10'6" (3.30 x 3.22)

Double glazed window, radiator

Bedroom 4

8'10" x 7'10" (2.71 x 2.41)

Double glazed window, radiator

Shower Room

7'9" x 5'2" (2.37 x 1.60)

Double glazed window, vertical radiator, fully tiled, WC, shower cubicle. wash hand basin set in vanity unit.

Garage

10'4" x 8'7" (3.17 x 2.62)

Electric.

External

To the front there is a double drive. To the rear there is a patio and lawn.

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 and in-home
O2- Good outdoor, variable 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.

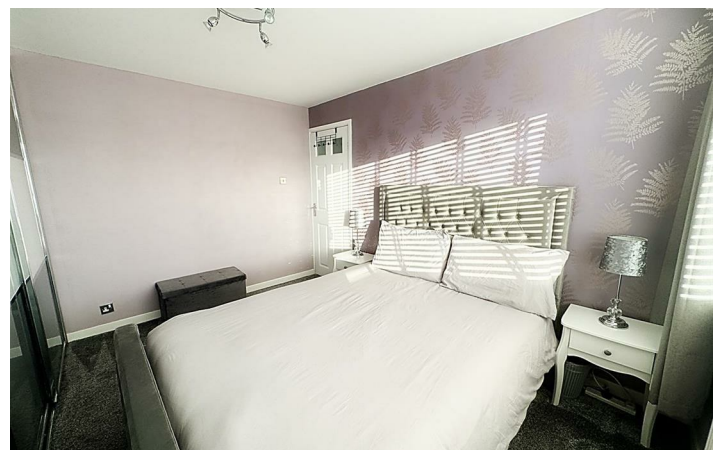
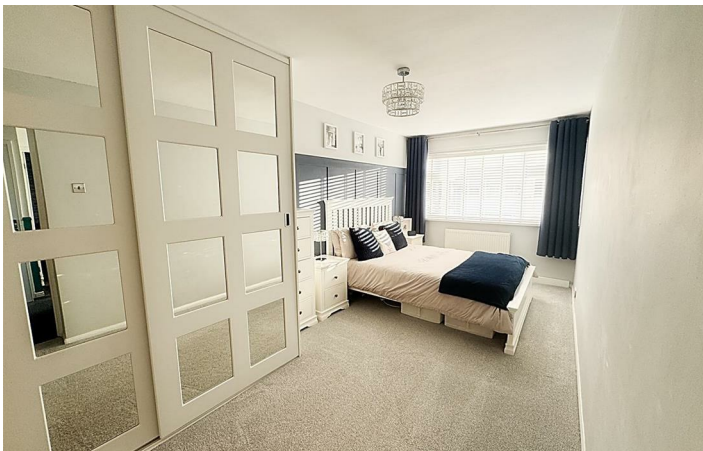
FLOOD RISK:

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.

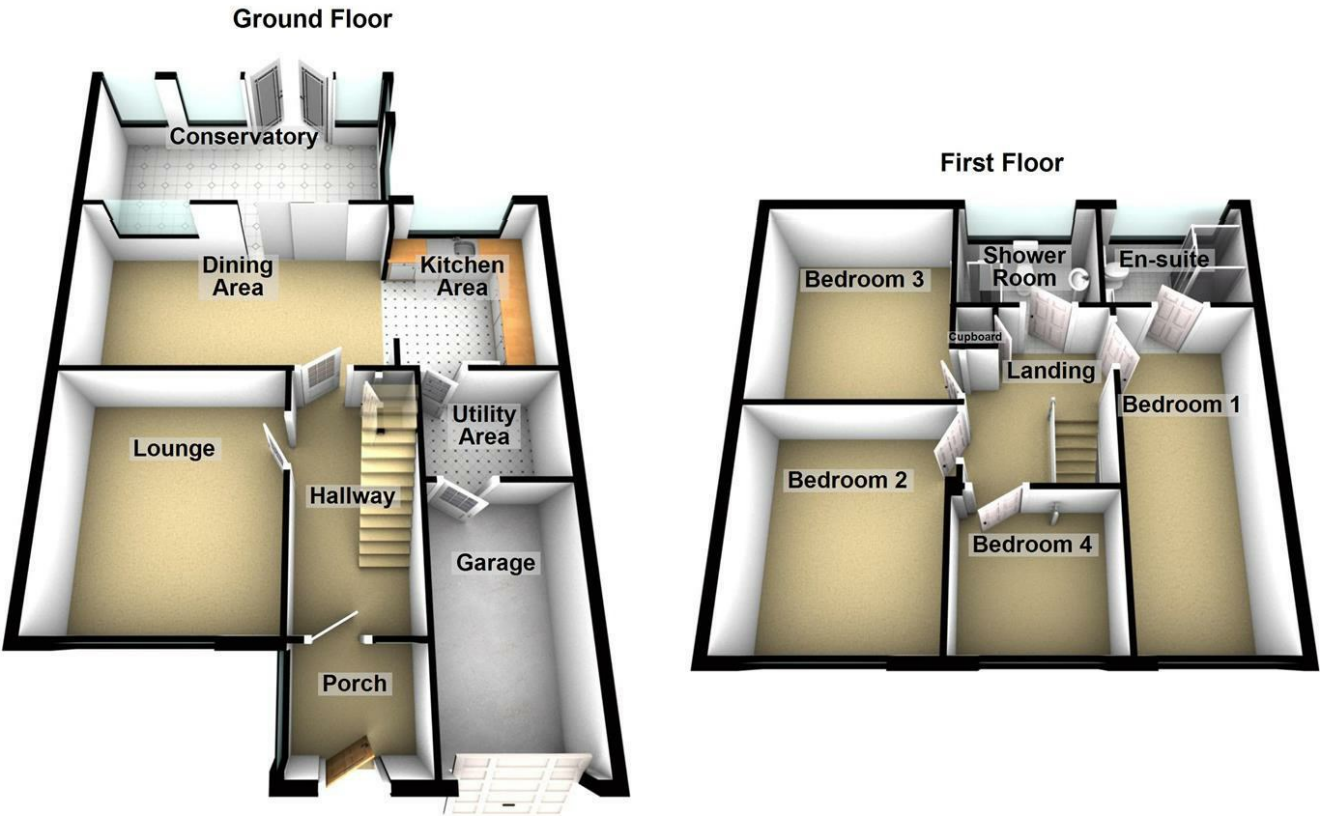








Floor Plan



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.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
Tel: 0191 295 3322 Email: info@next2buy.com <https://www.next2buy.com>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	86
(81-91) B		
(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