

31 Walton Gardens, Hadrian Village



Offers over £154,950

This is an immaculately presented semi detached house which has **THREE GOOD SIZED BEDROOMS**. The property is situated on the popular Hadrian village estate and offers well presented accommodation that is **READY TO MOVE INTO**.

The property has the added benefit of being **FREEHOLD** and is being sold with **POSSIBLE NO ONWARD CHAIN**.

To the ground floor there is an entrance lobby, lounge, dining room, kitchen, utility room and WC. The first floor landing gives access to the the family bathroom, master bedroom with en-suite and two further bedrooms.

As well as space for **ON SITE PARKING** there is a **GARAGE** and gardens to both the front and rear.

This is a lovely family home and viewing is highly recommended. Council tax band B. Energy rating TBC. To arrange a viewing call next2buy on 0191 2953322.

136/138 station road
wallsend, NE28 8QT
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The Property Comprises

Entrance Lobby

Double glazed entrance door, laminate flooring.

Lounge

11'7" x 17'10" max (3.54 x 5.44 max) Laminate flooring, double glazed window, radiator, open to dining area.



Dining Room

11'11" max x 10'7" (3.63 max x 3.23) Laminate flooring, stairs to the first floor landing, radiator, double glazed French doors opening out to the rear garden.



Kitchen

10'11" x 8'11" (3.33 x 2.73) Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, integrated dishwasher, one and a half bowl sink unit. Tiling to floor, double glazed window, radiator.



Utility Room

5'6" x 4'11" (1.67 x 1.51) Plumbed for automatic washing machine, counter top work surface, tiling to floor, external door.

WC

5'0" x 3'4" (1.52 x 1.02) Low level WC, wash hand basin, tiling to floor, radiator.



Landing

Cupboard, access to loft.

Bedroom 1

8'8" x 14'1" max (2.63 x 4.30 max) Built-in wardrobes, double glazed window, radiator.



En- Suite

5'11" x 5'6" (1.81 x 1.67) Comprising; shower cubicle, low level WC, wash hand basin. Part tiled walls, double glazed window, radiator.



Bedroom 2

9'10" min x 9'11" (2.99 min x 3.03) Double glazed window, radiator.



Bedroom 3

9'9" x 8'2" (2.96 x 2.50) Double glazed window, radiator.



Bathroom

6'9" x 5'7" (2.05 x 1.69) Fitted with a three piece suite comprising; bath with mixer tap and shower head, low level WC, wash hand basin. Part tiled walls, double glazed window, radiator.

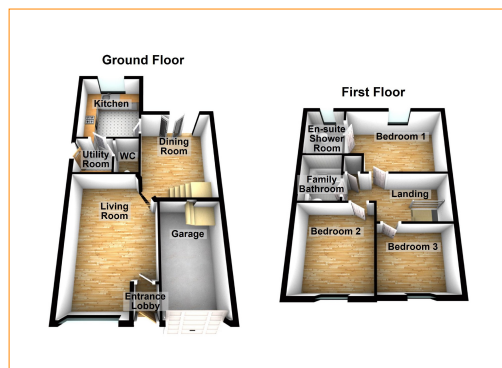


External

Externally there is a garden to the front which is laid to lawn together with driveway parking and access to a single garage. The rear garden is mostly laid to lawn together with a fenced perimeter.



FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT

VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours;
Monday 9am - 6pm
Tuesday 9am - 6pm
Wednesday 9am - 6pm
Thursday 9am - 6pm
Friday 9am - 6pm
Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

VIEWING APPOINTMENT

TIME

DAY/DATE

VENDORS NAME (S)

QR CODE



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