

## 13 Farndale, Hadrian Lodge West



### Offers around £149,950

Superbly presented and very MUCH IMPROVED, we offer for sale this FREEHOLD end link house which has three bedrooms. The home is situated on the ever popular Hadrian Lodge West estate close to local amenities, road links, Silverlink, Cobalt and the lovely Rising Sun Country Park

To the ground floor there is an entrance hallway, lounge, modern kitchen/diner and a CONSERVATORY. There are three bedrooms to the first floor, two of which have built in wardrobes as well as a modern refitted bathroom. There are LOW MAINTENANCE GARDENS to both the front and rear with the rear garden benefiting from a SOUTHERLY ASPECT. There is also a detached GARAGE together with space for PARKING.

Council tax band B. Energy rating C. To arrange a viewing call next2buy on 0191 2953322.

136/138 station road  
wallsend, NE28 8QT  
www.next2buy.com  
info@next2buy.com

tel: 0191 295 3322  
fax: 0191 295 3344



## The Property Comprises

### Entrance

Double glazed entrance door, tiled flooring, radiator, stairs to the first floor landing.

### Living Room

15'10" x 11'5" (4.83 x 3.48) Double glazed window, storage cupboard, radiator. Double doors opening to the kitchen/diner. Decorative coving.



### Kitchen/Diner

14'6" x 8'5" (4.41 x 2.56) Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, single drainer sink unit. Part tiled walls, tiling to floor, double glazed window, radiator, double glazed sliding doors to the conservatory.



### Conservatory

10'5" x 9'7" (3.17 x 2.93) Laminate flooring, double glazed windows, and double glazed French doors to the rear garden.



### Stairs to First Floor

Two cupboards, access to bedrooms and bathroom.

### Bedroom 1

11'6" x 8'1" (3.51 x 2.46) Built-in sliding door wardrobes, double glazed window, radiator.



### Bedroom 2

9'1" x 8'5" (2.77 x 2.56) Built-in sliding door wardrobes, double glazed window, radiator.



### Bedroom 3

8'5" x 6'2" (2.57 x 1.88) Double glazed window, radiator.





**Bathroom**

6'0" x 5'5" (1.84 x 1.64) Fitted with three modern three piece suite comprising; bath with shower over, low level WC, wash hand basin with built under storage. Tiling to walls and floor, double glazed window, ladder style radiator.

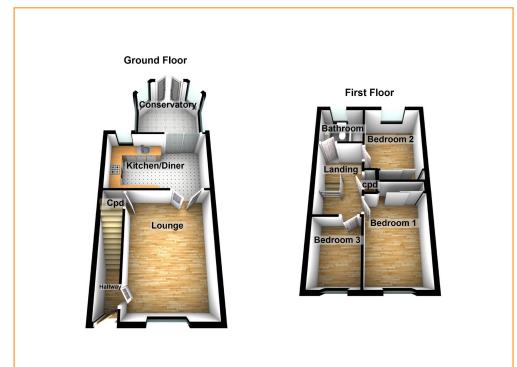


**Gardens, Garage & Parking**

Externally the front garden is fenced and gated and is gravelled for low maintenance. The rear garden is mostly paved and has a southerly aspect. There is a single garage which has a side door allowing access from the garden. The garage is plumbed for an automatic washing machine together with a counter top work surface, wall cupboard and lighting. There is also space for parking at the rear.



**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.

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