

69 Ashburn Road, Hadrian Park



Guide price £120,000 to £130,000

*** GUIDE PRICE £120,000 TO £130,000 *** MUCH IMPROVED WITH MANY UPGRADES *** PLEASANT GARDENS & GARAGE *** CONVENIENT & POPULAR LOCATION *** PEDESTRIAN WALKWAY *** RE-FITTED DINING KITCHEN *** THREE BEDROOMS *** LONG LEASEHOLD AGREEMENT *** COUNCIL TAX BAND B *** ENERGY RATING D ***

This a great home which is nicely positioned on a good size plot, and set within the ever popular Hadrian Park development at Wallsend. The property has had many upgrades in recent years and there is the benefit of a drive and single garage. Inside the property is presented well and ready to move into, comprising: pleasant living room, re-fitted dining kitchen kitchen, bathroom and three bedrooms. There is double glazing, gas central heating and a long leasehold agreement. Hadrian Park continues to be in high demand due to it's convenient location, which offers easy access onto the A1058 Coast Road and the Cobalt Business Park. To arrange a viewing or to obtain further information please contact the local sales team on 0191 2953322 info@next2buy.co.uk

The Property Comprises:

Entrance Hall

Double glazed entrance door, staircase leading to the first floor accommodation, storage cupboard, radiator, access to the lounge.

Lounge

3.81m x 4.39m (12'6 x 14'5) A nice room with a double glazed window to the front elevation, double radiator, wood effect laminate flooring and access into the kitchen.



Additional Image



Dining Kitchen

3.53m x 0.51m (11'7 x 1'8) Re-fitted with a range of wall and base units and counter top work surfaces, stainless steel sink unit, built in gas hob, electric oven and extractor hood. There is plumbing and space for a washing machine and fridge freezer, double glazed door providing access into the rear garden.



Additional Image



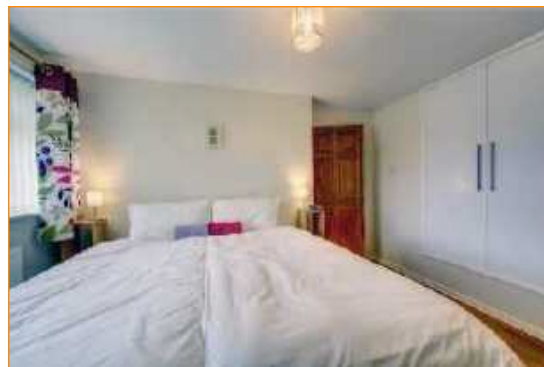
First Floor Landing

Storage cupboard, loft access with ladder and partial flooring. Access into the bedrooms and the bathroom.



Bedroom One

3.89m x 2.90m (12'9 x 9'6) Double glazed window to the front elevation, single radiator, fitted wardrobes, wood effect laminate flooring.



Bedroom Two

2.77m x 3.20m (9'1 x 10'6) Double glazed window to the rear elevation, single radiator, double rail, fitted wardrobes, wood effect laminate flooring.



Additional Image



Bedroom Three

2.13m x 2.39m (7'0 x 7'10) Double glazed window to the front elevation and single radiator.



Bathroom

1.68m x 1.96m (5'6 x 6'5) A white suite comprising: pedestal wash basin, bath with an electric shower over and low level WC, double glazed window to the rear elevation and single central heating radiator.



Externally

The house sits within a pedestrian walkway on a good sized plot. There is a pretty established front garden and a low maintenance paved garden to the rear. In a nearby block there is a single garage with a driveway on it's approach.

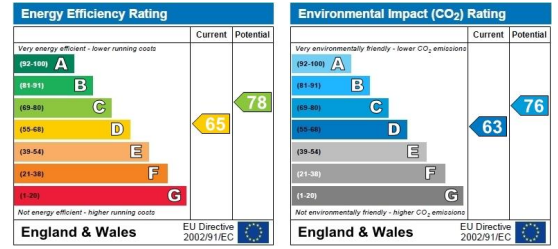
Additional Image

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 - 6pm

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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