

## 18 Horsley View, Wallsend



### Guide price £220,000 to £230,000

\*\*\* GUIDE PRICE £220,000 TO £230,000 \*\*\*We welcome to the market this FREEHOLD, four bedroomed DETACHED FAMILY HOME, nicely positioned within a CUL DE SAC on the ever popular 'Hadrian Village' Estate. The property provides good sized, family accommodation briefly comprising of: entrance hallway, lounge, study, SPACIOUS OPEN PLAN KITCHEN/DINING ROOM, downstairs cloakroom, whilst to the first floor there are FOUR BEDROOMS, the master with en-suite and a family bathroom.

Externally the property benefits from a paved DRIVEWAY providing off street parking for TWO CARS, as well as a garage and a PLEASANT REAR GARDEN with decked and patio areas as well as a small lawned area. Council Tax Band D and Energy Rating C.

Please call next2buy Ltd to arrange a viewing on 0191 2953322.

136/138 station road  
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## The Property Comprises

### Entrance Hallway

Entrance door leading to hallway, gas central heating radiator, wooden flooring, stairs to first floor.

### Lounge

15'9" x 10'11" (4.81m x 3.34m) Upvc double glazed bay window, gas central heating radiator, wooden flooring.



### Study

9'3" x 7'9" (2.83m x 2.37m) Upvc double glazed window, gas central heating radiator.

### Dining Room

10'11" x 8'0" (3.34m x 2.44m) Open plan from kitchen, gas central heating radiator, patio doors leading to rear garden.



### Kitchen

12'3" x 11'6" (3.73m x 3.50m) Upvc double glazed window and patio doors leading to rear garden, open plan to dining room, gas central heating radiator, a range of modern fitted wall and floor units with work surfaces over, sink unit, gas hob with extractor hood over and electric oven, plumbed for washing machine.



### Downstairs W.C.

Gas central heating radiator, toilet, wash hand basin.

### Master Bedroom

12'7" x 11'0" (3.84m x 3.36m) Upvc double glazed window to the front elevation, gas central heating radiator.

### En Suite

4'6" x 3'9" (1.37m x 1.15m) Upvc double glazed window, tiled walls, toilet, wash hand basin, double shower unit.

**Bedroom 2**

11'2" x 8'10" (3.41m x 2.68m) Upvc double glazed window to the rear aspect, gas central heating radiator.



**Bedroom 3**

9'4" x 8'4" (2.84m x 2.55m) Upvc double glazed window to the front aspect, gas central heating radiator.

**Bedroom 4**

8'4" x 8'6" (2.55m x 2.60m) Upvc double glazed window to the rear aspect, gas central heating radiator.



**Family Bathroom**

8'4" x 6'5" (2.54m x 1.95m) Upvc double glazed window, gas central heating radiator, tiled walls, white three piece suite comprising toilet, wash hand basin and bath with shower over.

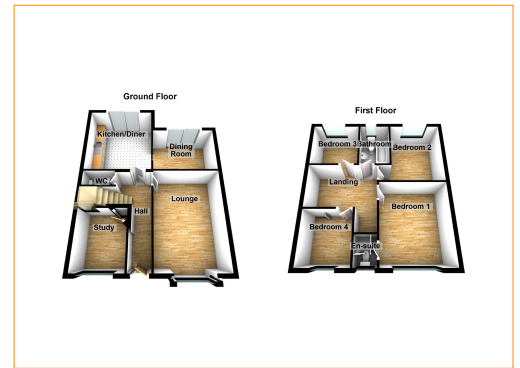


**External**

There is a paved driveway to the front of the property providing off street parking for two cars as well as a separate garage. To the rear of the property is a pleasant low maintenance garden with a small lawned area as well as decked and patio areas.

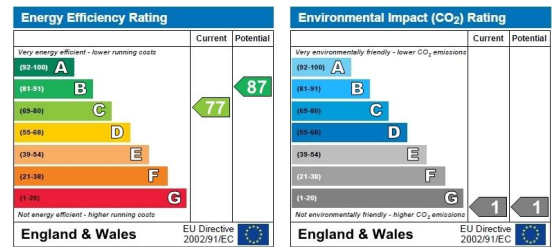


**FLOOR PLANS**



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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