

56 Lancaster Drive, Hadrian Park



Price £169,950

We offer for sale this BEAUTIFULLY PRESENTED three bedroom semi detached house which is situated on the popular Hadrian Park Estate. The home is VERY NICELY POSITIONED in a CUL-DE-SAC on Lancaster Drive with access to a wide range of local amenities.

The home is presented to a very good standard throughout offering immaculately presented accommodation that is READY TO MOVE INTO.

Briefly the property comprises; entrance hallway, lounge, kitchen/diner, three bedrooms and a bathroom. Externally there are gardens to both the front and rear, space for OFF STREET PARKING AND A GARAGE. Council tax band B. FREEHOLD. Energy rating C.

The Property Comprises

Hallway

Double glazed entrance door, storage cupboard, stairs with feature lighting leading to the first floor landing, radiator.



Lounge

15'7" x 11'4" (4.75 x 3.45) Double glazed bow window, radiator, coving to the ceiling, feature fire surround with pebble effect fire inset.



Kitchen/Diner

14'6" x 9'7" (4.42 x 2.92) Fitted with a range of wall and base units with work surfaces over and splash back tiling, integrated oven and hob with extractor hood over. Double glazed windows to the rear elevation, storage cupboard, double glazed door providing access into the private rear garden.



Landing

Double glazed window, storage cupboard, access into the bedrooms and the bathroom/WC.



Bedroom 1

13'6" x 8'5" (4.11 x 2.57) Double glazed window, built in sliding mirror door wardrobes, coving to the ceiling, radiator.



Bedroom 2

11'8" x 8'4" (3.56 x 2.54) Double glazed window, coving to the ceiling, radiator.



Bedroom 3

8'0" x 5'11" (2.44 x 1.80) Double glazed window, radiator.



Bathroom

5'10" x 5'5" (1.78 x 1.65) Comprising; low level WC, bath with shower over, pedestal wash hand basin. Tiling to the walls and floor, double glazed window, ladder style radiator.

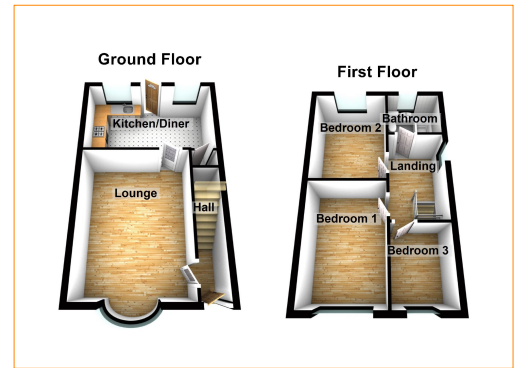


External

To the front of the property there is a small lawned garden, a driveway and an attached single garage. To the rear of the property there is a private garden which has a lawned and decked area, wall and fenced perimeter and gate.

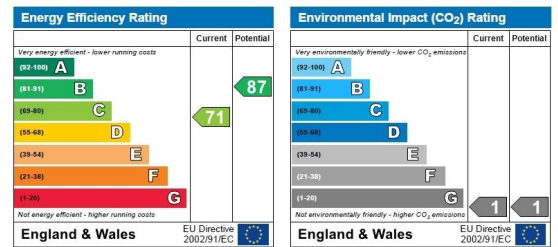


FLOOR PLANS



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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