

MOVING HOMES

SALES & LETTINGS



Offers Over £115,000

Camerton Place, Hadrian Park Offers Over £115,000

Moving Homes welcomes to the market for sale, this two bedroom mid terraced property, situated in Camerton Place on the sought after estate of Hadrian Park, Wallsend. The local area offers a variety of amenities, including good schools, shopping, parks and bars / restaurants within the surrounding area, as well as excellent transport links both North & South of the region, to the surrounding coastal towns & villages and the City of Newcastle upon Tyne. The property benefits from - main hallway leading to a spacious lounge with French doors opening onto the private rear garden. The kitchen has a range of cream units, complementing work tops, gas hob electric oven and plumbing for a washing machine. To the first floor there are two bedrooms, the master to rear with built in sliding wardrobes and the second bedroom overlooks the front of the property and has two storage cupboards, one of which houses the boiler. Family bathroom with shower cubicle, white wc, wash basin and storage cupboard. Externally there is an open plan lawn and drive to the front of the property, providing off street parking. To the rear there is a paved patio area with lawn laid.

EPC Rating C <https://find-energy-certificate.service.gov.uk/energy-certificate/8521-7921-6520-0684-2922>

Tenure - The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax Band – A £1,408.23 pa

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

To secure a viewing in the first instance please contact Moving Homes on 0191-2964600 or visit our website movinghomesuk.com



Ground Floor

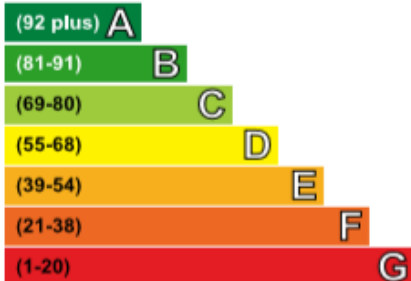


First Floor



Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
69	87



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