

# Hawthorne Grove, Wallsend, NE28

OO £160,000



## Full Description

Alexander Hudson Estates proudly presents to the market this well-positioned three bedroom terraced family home, offered with no onward chain and ideally situated close to local amenities and excellent transport links.

This well-presented three-bedroom home offers generous living accommodation arranged over two floors, the ground floor comprises an entrance hall with staircase access to the first floor and useful under-stairs storage. To the front of the property is a bright and spacious living room with a large window allowing for excellent natural light and to the rear, a substantial dining room provides an ideal space for family dining and entertaining. The kitchen is fitted with a range of base and wall units and offers access to the rear of the property and beyond the kitchen is a well-appointed shower room.

Upstairs, the first floor provides three well-proportioned bedrooms, including two generous doubles and a further bedroom suitable for a single room, nursery or home office, there is also large loft space. Externally, the property enjoys a private rear yard, offering a low-maintenance outdoor space ideal for relaxing or entertaining.

Situated just 4 miles east of Newcastle upon Tyne, Wallsend is a vibrant and historically rich town that offers an excellent blend of urban convenience and community charm. Known for its Roman heritage, most notably as the eastern terminus of Hadrian's Wall. Wallsend combines fascinating history with modern day amenities, making it a desirable location for families, professionals, and investors alike. The town boasts a range of local shops, supermarkets, cafes, and restaurants, alongside excellent leisure facilities and green spaces such as Richardson Dees Park and the scenic Wagonways. Wallsend's regenerated town centre and Forum Shopping Centre provide convenient access to everyday essentials.

## Features

- Well-positioned three bedroom terraced home.
- Two separate reception rooms, ideal for entertaining.
- Private rear yard.
- Within walking distance to local Schools, transport links and amenities.

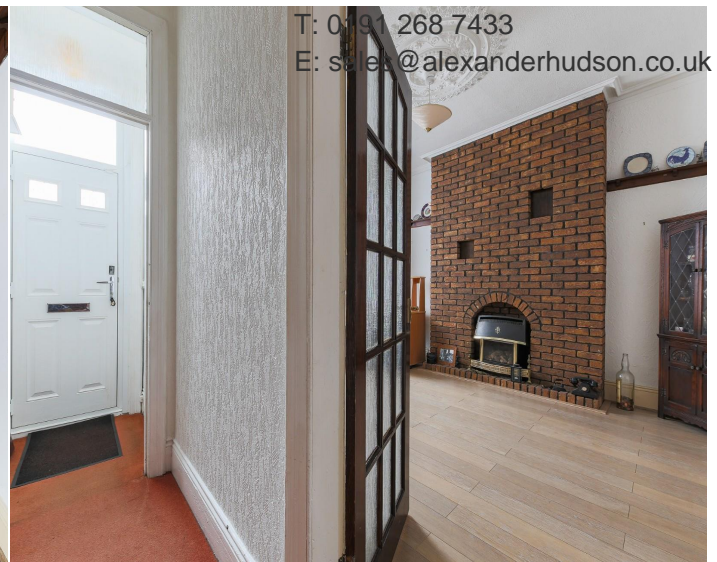
## Contact Us

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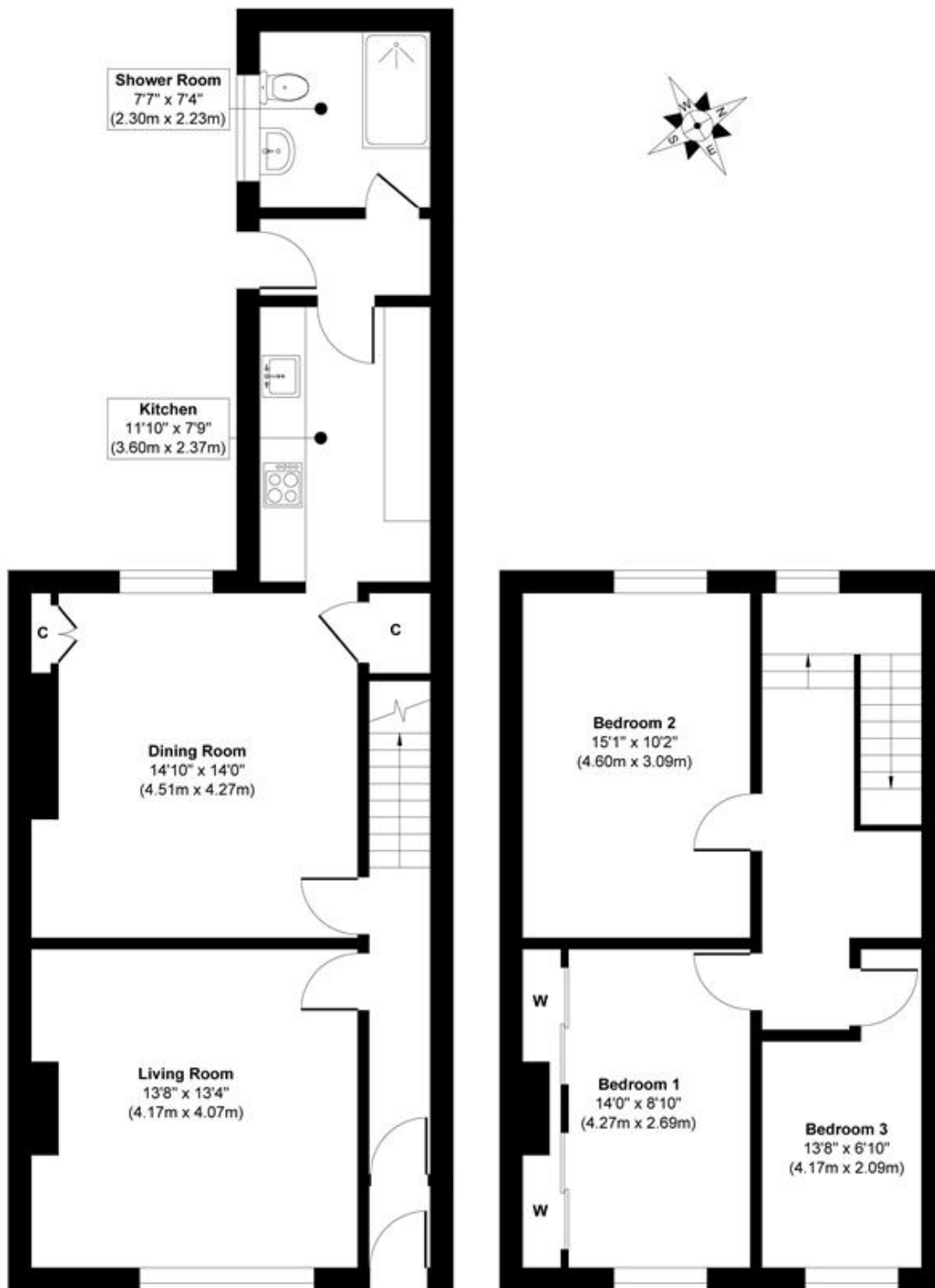




# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**Ground Floor**  
**Approximate Floor Area**  
 673 sq. ft  
 (62.48 sq. m)

**First Floor**  
**Approximate Floor Area**  
 496 sq. ft  
 (46.09 sq. m)

**Approx. Gross Internal Floor Area 1169 sq. ft / 108.57 sq. m**

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