



Hastings Drive  
Offers Over £175,000

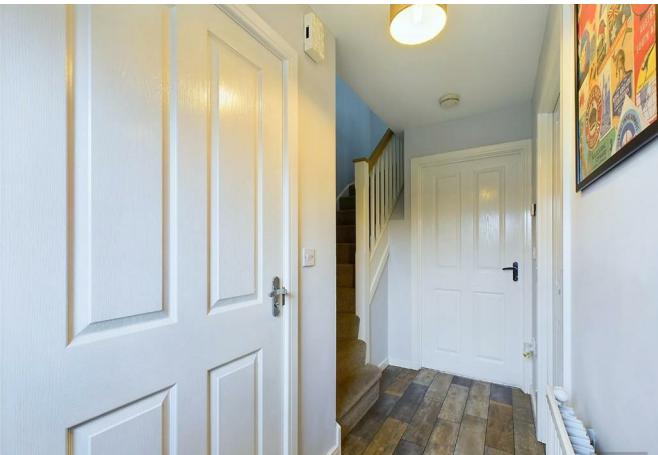


RICHARDSONS 



# Hastings Drive , NE270FL

Offers Over £175,000



Richardsons are delighted to welcome to the market this Two Bedroom End Link property, situated on Hastings Drive, in a sought after area of Earsdon View.

The property is extremely well presented, with stylish décor throughout. This modern home includes a single garage and driveway, the generous living space enjoys French doors leading to the neat, low maintenance rear garden.

The ground floor also benefits from a WC and attractive contemporary kitchen. To the first floor there are two well proportioned bedrooms and a modern bathroom.

Located within easy reach of local shops and amenities, significant transport links and local metro.

Early Viewings Highly Recommended



### Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

**Living Room** 14'0" x 12'4" (4.29 x 3.76)

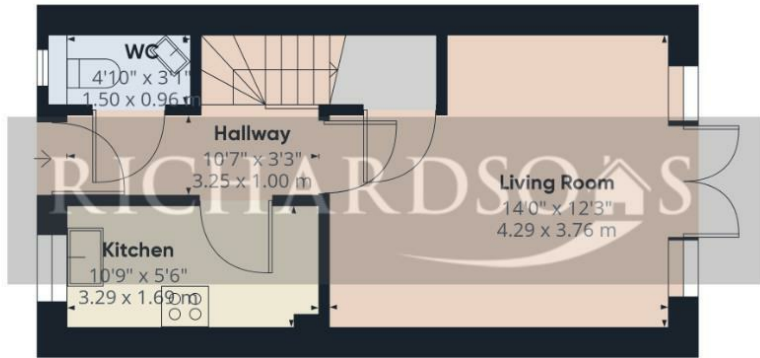
**Kitchen** 10'9" x 5'6" (3.29 x 1.69)

**Bedroom** 9'1" x 12'7" (2.77 x 3.84)

**Bedroom** 9'4" x 12'5" (2.85 x 3.79)







Ground floor



Floor 1

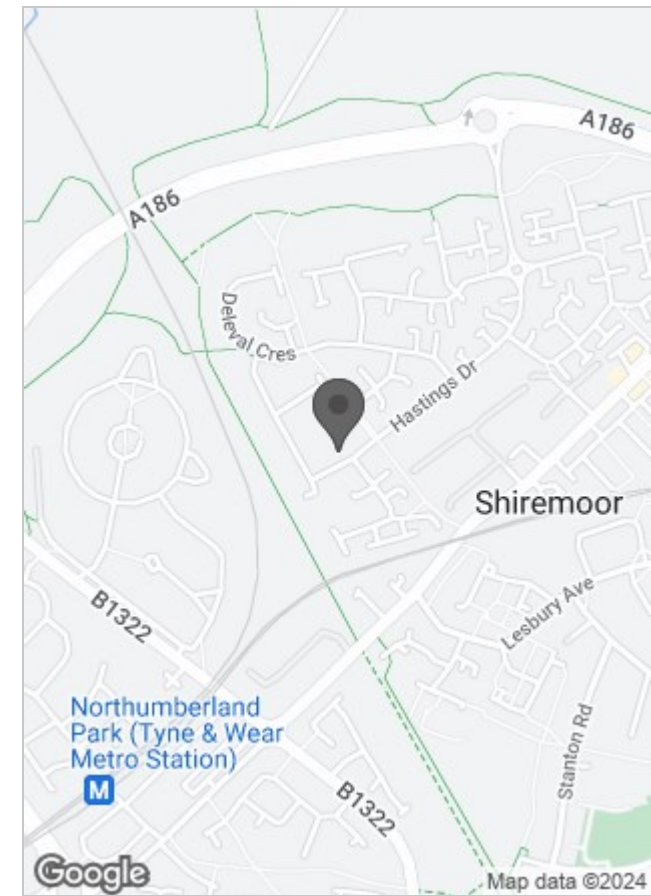
RICHARDSONS

Approximate total area<sup>(1)</sup>  
581.87 ft<sup>2</sup>  
54.06 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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

## Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.